

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: 21 and 79 - Rainier Valley and South Beacon Hill
Previous Physical Inspection: 2001 & 2002

Sales - Improved Summary:

Number of Sales: 794
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$73,000	\$153,100	\$226,100	\$245,600	92.1%	13.00%
2004 Value	\$73,000	\$169,200	\$242,200	\$245,600	98.6%	12.47%
Change	+\$0	+\$16,100	+\$16,100		+6.5%	-0.53%
% Change	+0.0%	+10.5%	+7.1%		+7.1%	-4.08%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.53% and -4.08% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$74,200	\$150,600	\$224,800
2004 Value	\$74,200	\$166,500	\$240,700
Percent Change	+0.0%	+10.6%	+7.1%

Number of one to three unit residences in the Population: 8781

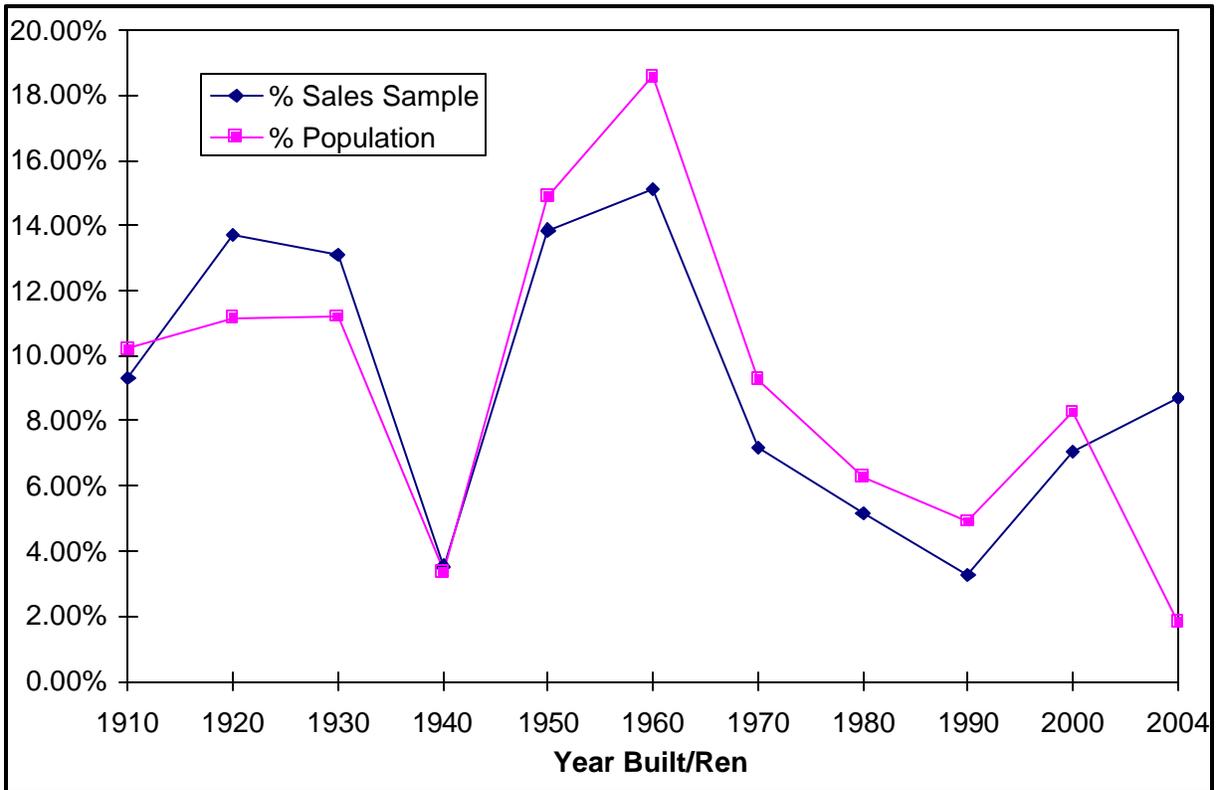
Summary of Findings: A statistical analysis was conducted using the Kurskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis led to the determination to combine the areas.

Analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that some characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated before 1940 had a lower average ratio than other improvements and the formula adjusts these properties upward. Improvements in Very Good condition had a higher average ratio than other improvements and the formula adjusts these properties downward. Improvements Grade 9 or higher had a higher average ratio than other improvements and the formula adjusts these properties downward. The formula adjusts for all these differences thus improving equalization.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	74	9.32%
1920	109	13.73%
1930	104	13.10%
1940	28	3.53%
1950	110	13.85%
1960	120	15.11%
1970	57	7.18%
1980	41	5.16%
1990	26	3.27%
2000	56	7.05%
2004	69	8.69%
	794	

Population		
Year Built/Ren	Frequency	% Population
1910	896	10.20%
1920	981	11.17%
1930	984	11.21%
1940	296	3.37%
1950	1308	14.90%
1960	1632	18.59%
1970	814	9.27%
1980	552	6.29%
1990	432	4.92%
2000	726	8.27%
2004	160	1.82%
	8781	

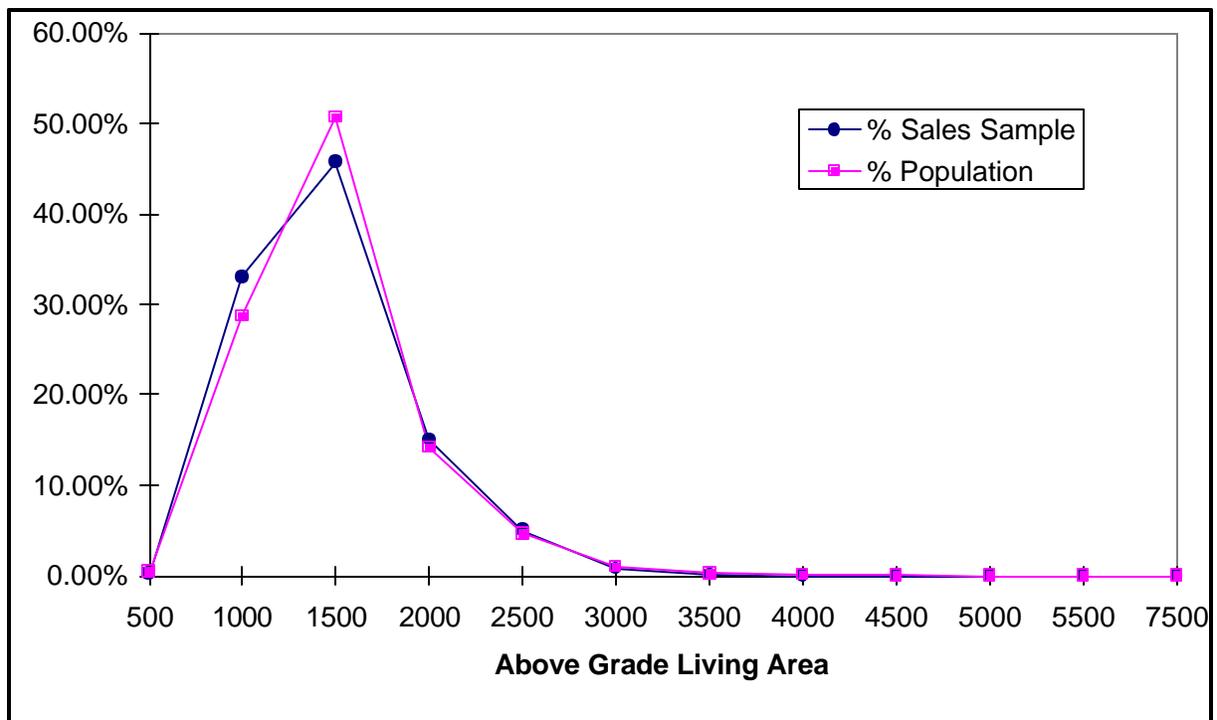


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.25%
1000	262	33.00%
1500	363	45.72%
2000	120	15.11%
2500	40	5.04%
3000	6	0.76%
3500	1	0.13%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	794	

Population		
AGLA	Frequency	% Population
500	43	0.49%
1000	2523	28.73%
1500	4446	50.63%
2000	1242	14.14%
2500	407	4.64%
3000	86	0.98%
3500	24	0.27%
4000	5	0.06%
4500	3	0.03%
5000	1	0.01%
5500	0	0.00%
7500	1	0.01%
	8781	

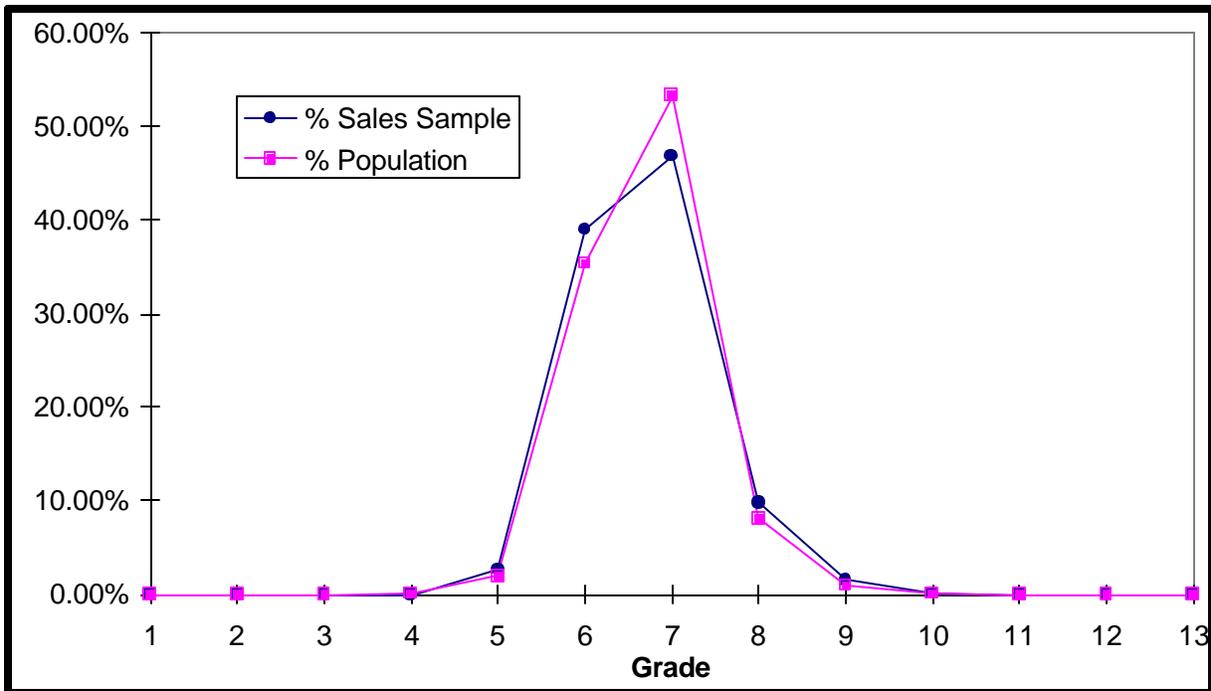


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

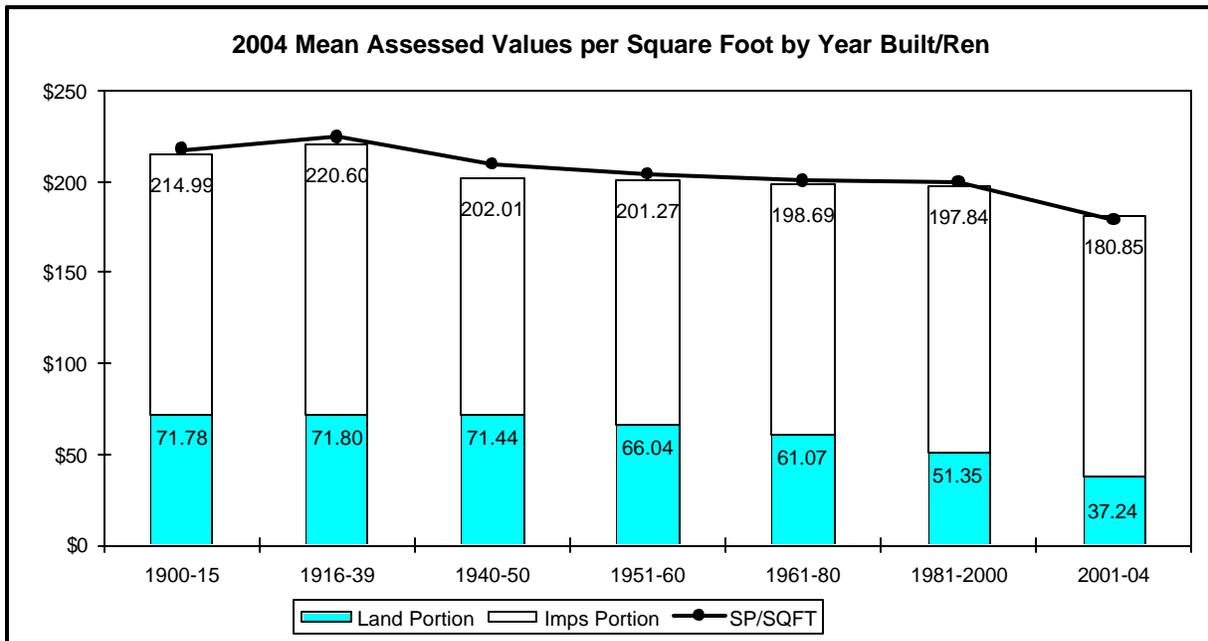
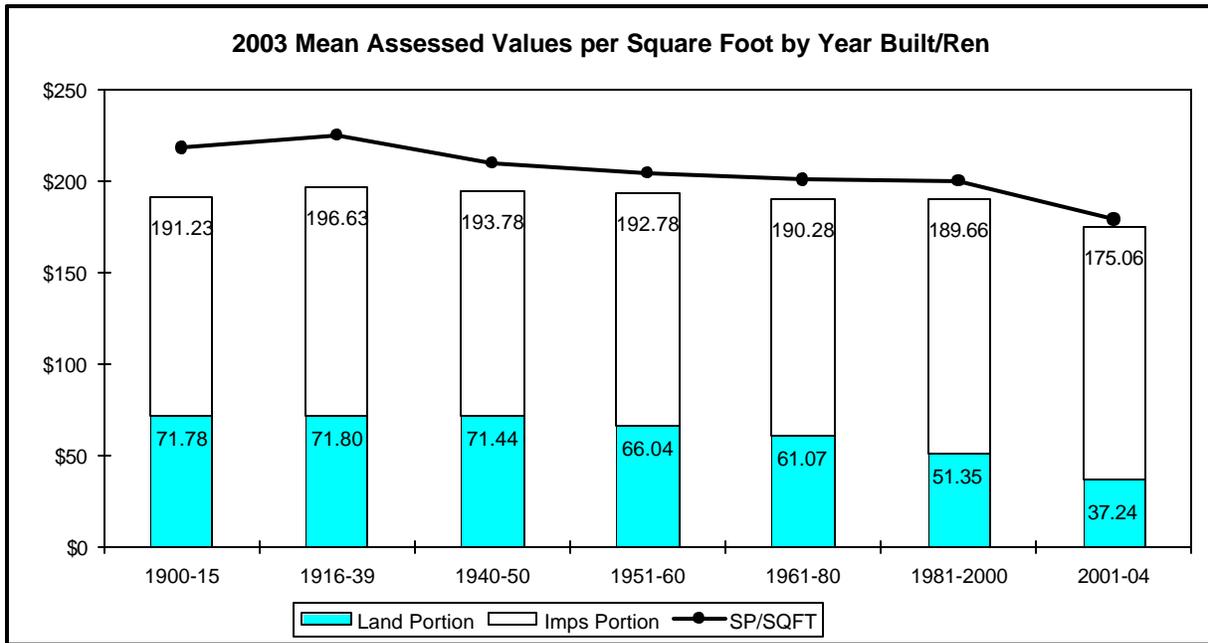
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	21	2.64%
6	310	39.04%
7	372	46.85%
8	78	9.82%
9	12	1.51%
10	1	0.13%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	794	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.06%
5	171	1.95%
6	3113	35.45%
7	4685	53.35%
8	715	8.14%
9	84	0.96%
10	7	0.08%
11	1	0.01%
12	0	0.00%
13	0	0.00%
	8781	



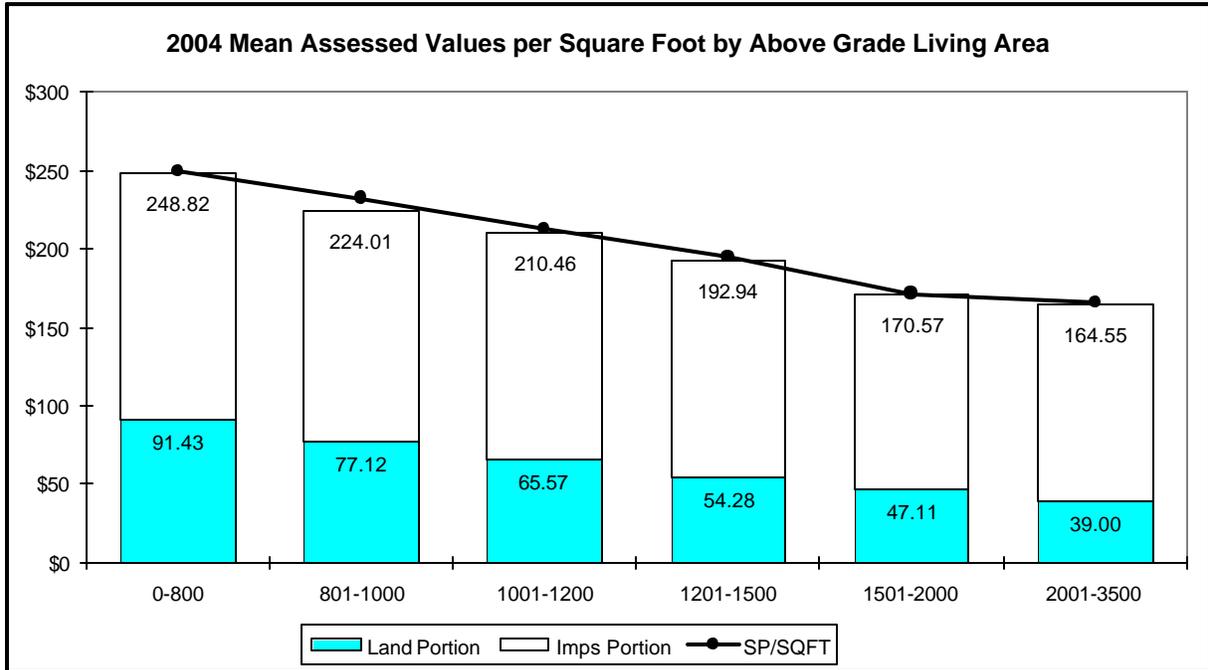
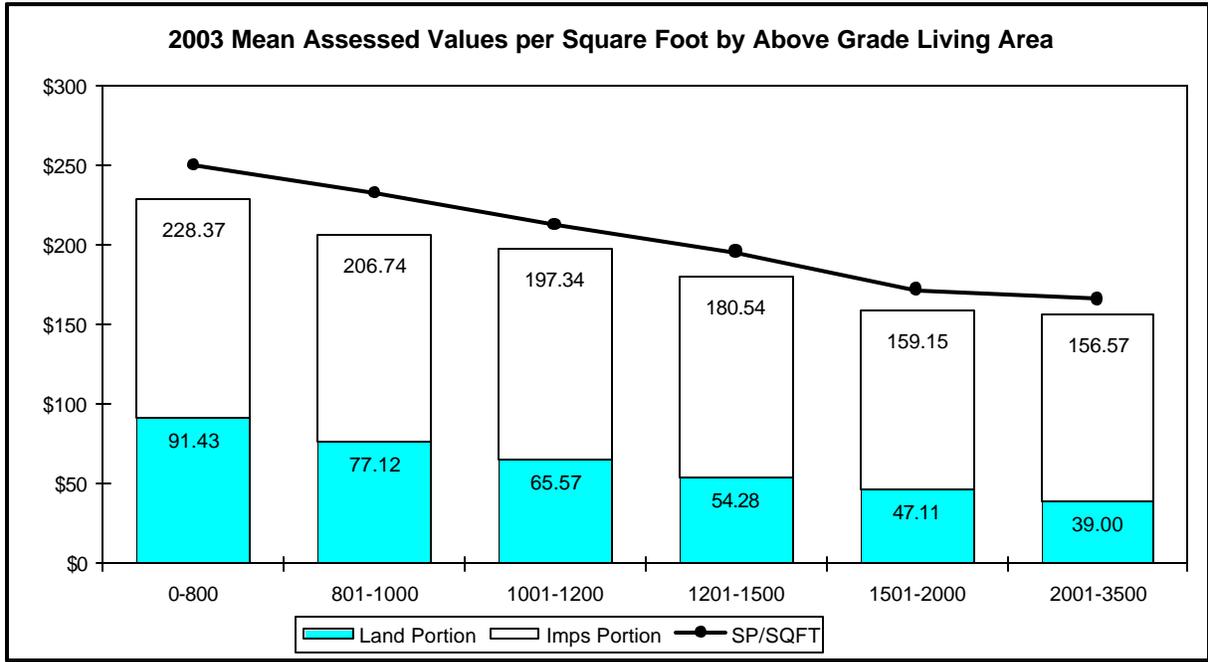
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values By Year Built or Year Renovated



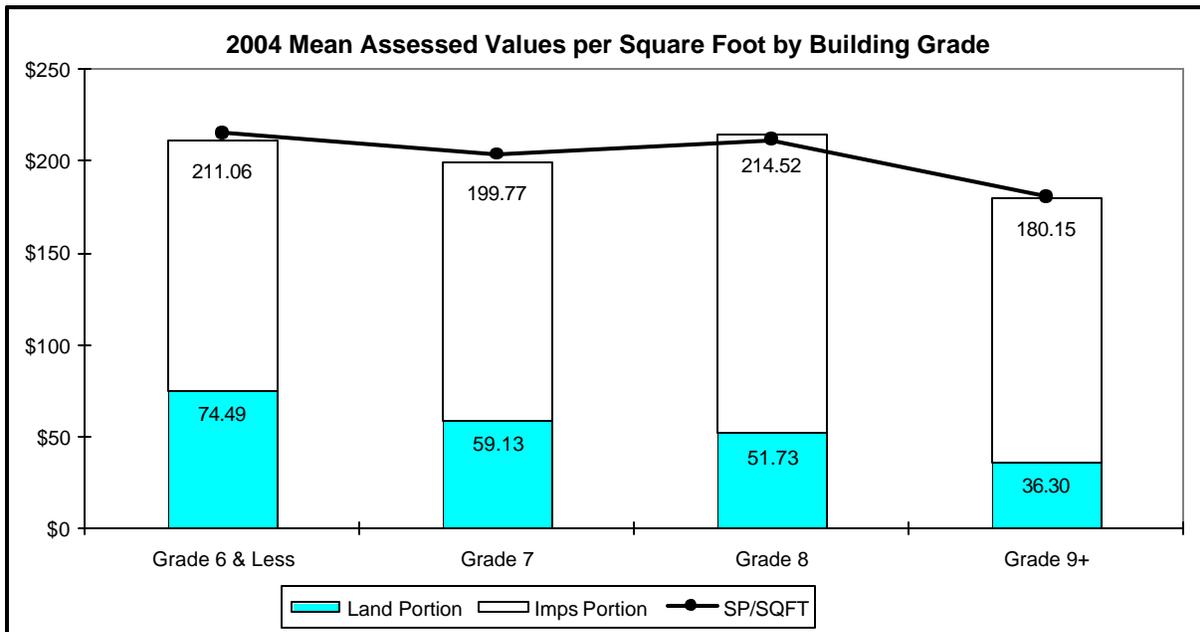
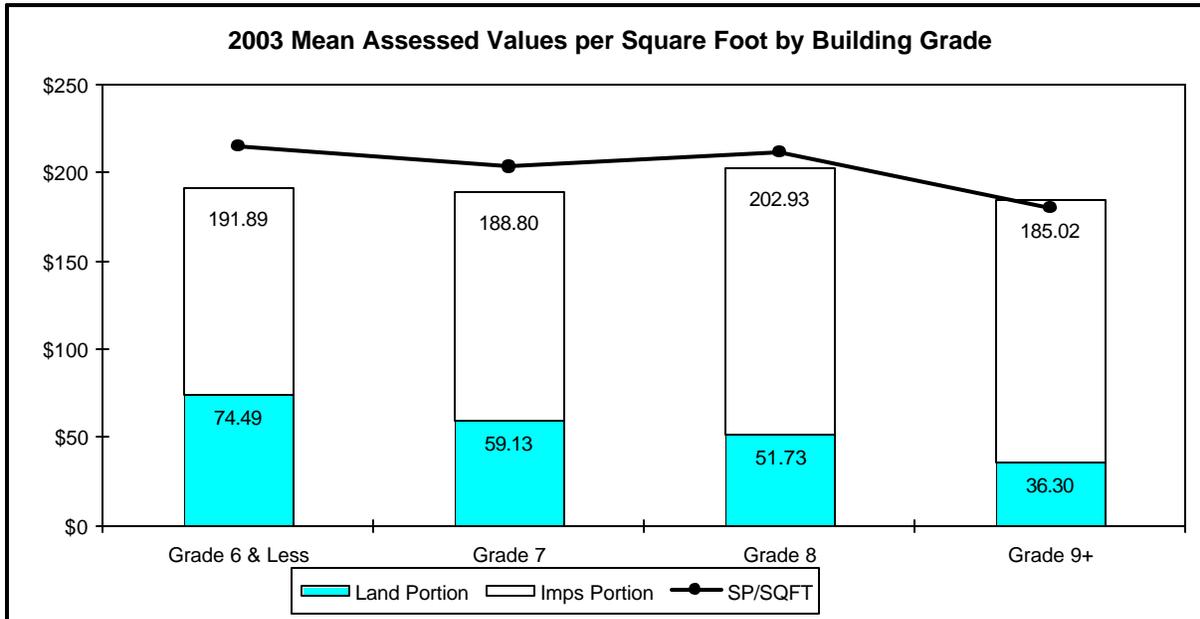
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values By Building Grade

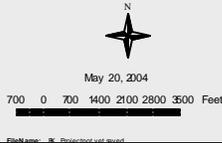


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 21 & 79

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Legend

-  Streets
-  Area 21 & 79

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 25 usable land sales available in the area, and their 2003 Assessment Year assessed values, no significant adjustment to the land value was deemed necessary. This resulted in no increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.00, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 794 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that some characteristic -based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated before 1940 had a lower average ratio than other improvements and the formula adjusts these properties upward. Improvements in Very Good condition had a higher average ratio than other improvements and the formula adjusts these properties downward. Improvements Grade 9 or higher had a higher average ratio than other improvements and the formula adjusts these properties downward. The formula adjusts for all these differences thus improving equalization.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / {0.9555423 - (0.07107703 if the improvement is 1939 Year Built/Renovate or older) + (0.08683614 if the improvement is a grade 9 or higher) + (0.08706175 if the improvement is in Very Good condition)}

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.105)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value *1.105).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the 2004 Total Value x 1.00”.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 21 & 79 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.65%

Year Blt/Ren before 1940	Yes
% Adjustment	8.41%
Very Good	Yes
% Adjustment	-8.74%
High Grade	Yes
% Adjustment	-8.72%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

An improvement built or renovated before 1940 will receive approximately a 13.06% upward adjustment (4.65% overall + 8.41% Old YB). There are 346 sales of properties built or renovated before 1940 and 3077 in the population.

An improvement in Very Good condition will receive a - 4.1% downward adjustment (4.65% overall minus 8.74% Very Good Condition). There are 13 sales of properties in Very Good condition and 68 in the population.

An improvement Grade 9 or higher will receive a - 4.07% downward adjustment (4.65% overall minus 8.72% for High Grade). There are 15 sales of properties Gr 9 or higher and 92 in the population.

5628 parcels (approximately 64%) of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 21 & 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.986

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
5	21	0.940	1.033	9.9%	0.974	1.092
6	310	0.890	0.980	10.1%	0.965	0.995
7	372	0.926	0.981	6.0%	0.969	0.994
8	78	0.954	1.011	5.9%	0.988	1.033
9	12	1.035	1.000	-3.4%	0.944	1.055
10	1	0.977	1.004	2.8%	N/A	N/A
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
1900-1915	129	0.869	0.974	12.1%	0.949	0.998
1916-1939	193	0.876	0.978	11.7%	0.959	0.997
1940-1950	117	0.940	0.979	4.2%	0.956	1.003
1951-1960	125	0.944	0.985	4.4%	0.964	1.006
1961-1980	93	0.954	0.996	4.4%	0.972	1.020
1981-2000	69	0.959	1.000	4.3%	0.976	1.024
>2000	68	0.982	1.011	2.9%	0.992	1.031
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
Fair	2	0.751	0.815	8.5%	N/A	N/A
Average	669	0.920	0.980	6.5%	0.971	0.990
Good	111	0.919	1.017	10.7%	0.994	1.041
Very Good	12	0.965	0.983	1.9%	0.917	1.049
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
1	537	0.925	0.986	6.6%	0.976	0.997
1.5	138	0.878	0.975	11.1%	0.951	1.000
2	112	0.948	0.998	5.3%	0.980	1.017
3	7	1.002	0.990	-1.2%	0.941	1.039

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.986

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

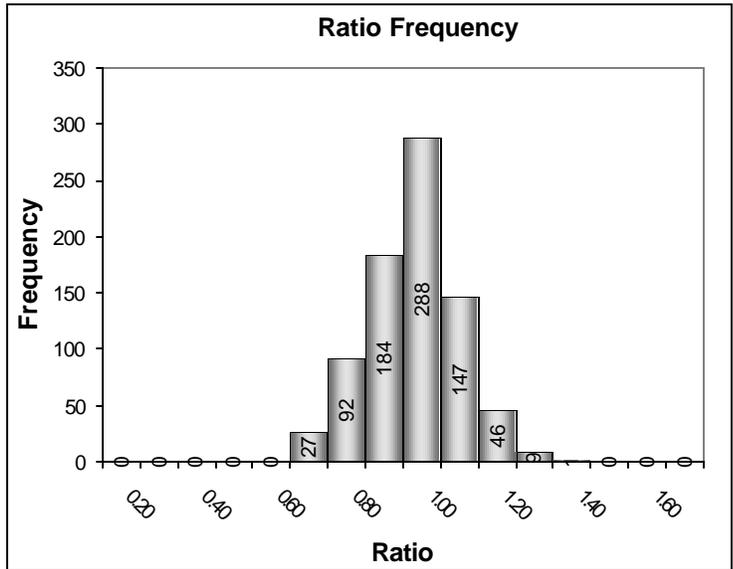
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-800	101	0.914	0.995	8.9%	0.969	1.021
0801-1000	163	0.890	0.964	8.4%	0.944	0.984
1001-1200	192	0.929	0.991	6.6%	0.973	1.008
1201-1500	171	0.924	0.987	6.9%	0.968	1.006
1501-2000	120	0.927	0.993	7.1%	0.971	1.015
2001-3500	47	0.945	0.992	5.0%	0.963	1.021
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	711	0.924	0.982	6.2%	0.976	0.987
Y	28	0.919	0.985	7.2%	0.952	1.019
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	733	0.919	0.987	7.4%	0.978	0.996
Y	61	0.938	0.978	4.2%	0.947	1.008
Area Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
21-1	43	0.947	1.023	8.0%	0.980	1.066
21-3	91	0.881	0.976	10.8%	0.946	1.006
21-4	63	0.921	0.984	6.8%	0.954	1.013
21-5	115	0.882	0.953	8.1%	0.928	0.978
21-7	97	0.894	0.962	7.6%	0.935	0.990
79-4	127	0.928	0.985	6.1%	0.966	1.005
79-6	91	0.946	1.000	5.6%	0.980	1.020
79-7	167	0.959	1.008	5.1%	0.990	1.025
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	24	0.979	1.033	5.5%	0.994	1.071
03000-05000	270	0.908	0.981	8.0%	0.965	0.997
05001-08000	409	0.928	0.989	6.6%	0.977	1.000
08001-12000	77	0.904	0.973	7.6%	0.943	1.002
12001-16000	9	0.973	1.019	4.7%	0.946	1.092
16001-20000	3	0.989	1.086	9.8%	0.895	1.277
20001-30000	2	0.888	1.002	12.8%	-0.854	2.859

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: West Central District/Team II	Lien Date: 01/01/2003	Date of Report: 4/27/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Valley/S. Beacon Hill	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	794
Mean Assessed Value	226,100
Mean Sales Price	245,600
Standard Deviation AV	70,279
Standard Deviation SP	78,945
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.931
Median Ratio	0.932
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.603
Highest ratio:	1.308
Coefficient of Dispersion	10.32%
Standard Deviation	0.121
Coefficient of Variation	13.00%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.924
Upper limit	0.945
95% Confidence: Mean	
Lower limit	0.922
Upper limit	0.939
SAMPLE SIZE EVALUATION	
N (population size)	8781
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.121
Recommended minimum:	23
Actual sample size:	794
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	395
# ratios above mean:	399
z:	0.142
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Areas 21 and 79

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: West Central District/Team II	Lien Date: 01/01/2004	Date of Report: 4/27/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Valley/S. Beacon Hill	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	794
Mean Assessed Value	242,200
Mean Sales Price	245,600
Standard Deviation AV	74.262
Standard Deviation SP	78.945

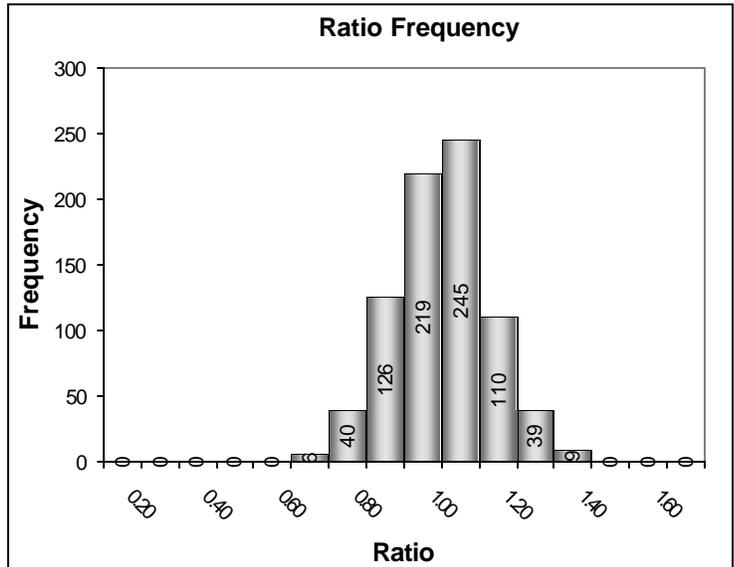
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.998
Median Ratio	1.004
Weighted Mean Ratio	0.986

UNIFORMITY	
Lowest ratio	0.641
Highest ratio:	1.368
Coefficient of Dispersion	9.76%
Standard Deviation	0.124
Coefficient of Variation	12.47%
Price Related Differential (PRD)	1.012

RELIABILITY	
95% Confidence: Median	
Lower limit	0.991
Upper limit	1.014
95% Confidence: Mean	
Lower limit	0.989
Upper limit	1.006

SAMPLE SIZE EVALUATION	
N (population size)	8781
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.124
Recommended minimum:	25
Actual sample size:	794
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	380
# ratios above mean:	414
z:	1.207
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout Areas 21 and 79

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	001	000360	0080	3/4/03	\$250,000	1130	700	7	1983	3	5000	0	0	2833 S BAYVIEW ST
021	001	000360	0068	5/14/03	\$265,000	1270	0	6	1950	4	8700	0	0	2803 S BAYVIEW ST
021	001	016100	0060	3/10/03	\$499,000	1380	0	7	1913	3	4000	4	0	1702 30TH AV S
021	001	027200	0900	5/21/03	\$360,000	2500	400	9	2003	3	4000	4	0	1702 BRADNER PL S
021	001	027200	0830	6/13/03	\$376,000	1030	520	8	1998	3	5812	6	0	1744 28TH AV S
021	001	027200	0815	4/18/02	\$376,000	1030	520	8	1998	3	5000	6	0	1728 28TH AV S
021	001	027200	0180	3/28/03	\$325,000	1360	900	8	2003	3	4000	0	0	1535 26TH AV S
021	001	027200	0125	11/19/02	\$228,000	1150	0	6	1923	4	4000	0	0	1705 26TH AV S
021	001	066900	0085	5/7/03	\$349,950	1730	0	8	1940	4	4550	0	0	1919 31ST AV S
021	001	066900	0060	8/27/02	\$330,000	1510	60	8	1996	3	2500	0	0	1910 30TH AV S
021	001	066900	0015	10/21/03	\$309,950	1050	0	6	1921	4	3700	0	0	1928 30TH AV S
021	001	149830	3885	8/21/02	\$430,000	2010	240	9	1930	4	3240	0	0	2105 30TH AV S
021	001	149830	3980	9/9/03	\$255,000	990	0	6	1929	3	4000	0	0	2001 30TH AV S
021	001	149830	4040	3/25/03	\$315,000	1400	0	6	1926	4	3737	0	0	1915 30TH AV S
021	001	149830	4020	3/15/02	\$337,250	1400	0	7	1926	4	5000	0	0	1920 29TH AV S
021	001	169590	0095	12/15/03	\$273,000	910	250	6	1925	4	4160	0	0	1810 30TH AV S
021	001	182230	0155	12/13/02	\$227,500	970	0	6	1904	3	3605	0	0	1708 22ND AV S
021	001	182230	0165	5/16/02	\$213,000	970	0	6	1904	3	3366	0	0	1714 22ND AV S
021	001	182230	0150	5/9/03	\$200,000	900	0	6	1904	4	3605	0	0	1704 22ND AV S
021	001	209020	0065	3/13/03	\$375,000	2010	120	7	1907	4	4400	0	0	2203 31ST AV S
021	001	239460	0160	11/11/03	\$375,000	2400	0	8	2003	3	4000	0	0	1734 24TH AV S
021	001	388190	0666	4/9/03	\$260,000	1390	770	7	1911	4	1350	0	0	2510 S HOLGATE ST
021	001	388190	0640	2/24/03	\$151,999	910	0	6	1914	3	5400	0	0	1807 25TH AV S
021	001	539360	1670	7/1/03	\$340,000	1310	1200	8	1950	3	6000	0	0	2207 29TH AV S
021	001	539360	1680	12/2/03	\$412,500	1140	180	7	1941	4	6000	0	0	2217 29TH AV S
021	001	570000	0210	10/25/02	\$355,000	1910	1470	6	1926	5	5000	0	0	2511 31ST AV S
021	001	570000	0275	4/10/03	\$393,000	2000	0	7	1921	5	5500	0	0	2739 31ST AV S
021	001	570000	0050	9/4/03	\$437,500	1140	500	7	1928	4	4080	0	0	2354 30TH AV S
021	001	570000	0220	6/18/02	\$489,000	2020	400	7	1923	4	6100	0	0	2503 31ST AV S
021	001	570000	0080	7/10/02	\$359,900	1390	0	6	1924	4	5800	0	0	2345 31ST AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	001	673870	0055	9/26/03	\$367,000	1020	200	7	1925	4	4040	0	0	2106 30TH AV S
021	001	674570	0020	2/22/02	\$320,000	960	780	7	1938	4	5300	0	0	2217 31ST AV S
021	001	690970	0480	3/21/02	\$400,000	1510	730	8	1996	3	3360	6	0	1547 30TH AV S
021	001	690970	0280	7/11/03	\$550,000	1340	430	7	1901	4	5000	6	0	1525 31ST AV S
021	001	691020	0095	12/31/02	\$358,000	1170	860	7	1961	3	8360	4	0	2911 S MASSACHUSETTS ST
021	001	691020	0005	4/3/03	\$355,000	3100	0	7	1985	3	4560	4	0	2913 S ATLANTIC ST
021	001	691020	0082	10/27/03	\$250,000	820	0	6	1925	4	3420	4	0	2906 S MASSACHUSETTS ST
021	001	765910	0035	5/19/03	\$167,200	960	0	5	1907	4	2000	0	0	1508 22ND AV S
021	001	811110	0115	2/4/03	\$220,000	1140	0	6	1943	3	3960	0	0	1809 28TH AV S
021	001	811110	0040	5/31/02	\$288,500	980	0	6	1908	4	3960	0	0	1806 29TH AV S
021	001	912200	1290	9/22/03	\$394,000	1480	0	6	1927	5	4500	0	0	2336 29TH AV S
021	001	912200	1270	8/13/02	\$270,000	1020	140	7	1947	3	6000	0	0	2351 29TH AV S
021	001	912200	1345	11/20/03	\$270,000	1280	180	6	1936	4	4500	0	0	2337 30TH AV S
021	003	128230	0010	7/1/03	\$297,000	870	280	7	1921	3	3559	0	0	3214 S BYRON ST
021	003	128230	1085	9/16/02	\$325,000	860	0	6	1920	4	4800	0	0	3268 MCCLINTOCK AV S
021	003	128230	0005	4/23/03	\$265,900	840	620	6	1922	4	3073	0	0	3218 S BYRON ST
021	003	128230	1095	8/7/03	\$240,000	1500	0	6	1913	3	6000	0	0	3262 MCCLINTOCK AV S
021	003	570000	2510	3/25/03	\$685,000	2340	1070	10	1922	4	6000	0	0	3107 37TH PL S
021	003	570000	3020	3/19/02	\$799,000	2440	700	8	1913	5	5000	0	0	3407 HUNTER BL S
021	003	570000	1495	8/1/03	\$480,000	1460	500	7	1912	5	5000	0	0	2830 33RD AV S
021	003	570000	2285	12/9/03	\$358,000	1020	765	6	1917	5	3570	0	0	3512 S HANFORD ST
021	003	570000	1130	5/23/02	\$385,000	1350	1000	8	1948	3	5000	0	0	2832 32ND AV S
021	003	570000	3060	8/15/03	\$409,900	1100	800	7	1989	3	3287	0	0	3706 S COURT ST
021	003	570000	2970	6/1/03	\$560,000	1980	0	8	1913	3	4500	0	0	3323 HUNTER BL S
021	003	570000	3025	12/3/03	\$570,000	2120	150	8	1914	3	5000	0	0	3403 HUNTER BL S
021	003	570000	1505	7/28/03	\$589,500	2740	190	8	1926	4	6050	0	0	3300 S MOUNT BAKER BL
021	003	570000	2965	4/1/02	\$470,000	1890	0	8	1908	3	4500	0	0	3327 HUNTER BL S
021	003	570000	2975	4/5/02	\$485,000	2010	0	8	1913	3	4500	0	0	3319 HUNTER BL S
021	003	570000	1255	9/24/02	\$470,000	1550	0	8	1918	4	5260	0	0	3215 S MOUNT BAKER BL
021	003	570000	3245	1/15/02	\$590,000	2210	300	8	1927	4	5500	0	0	3402 HUNTER BL S
021	003	570000	2425	8/20/03	\$300,000	1760	300	8	1921	3	8142	0	0	2851 MOUNT RAINIER DR S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	003	570000	2455	12/18/03	\$460,000	1360	0	7	1924	4	4954	0	0	2962 36TH AV S
021	003	570000	1520	5/25/03	\$460,000	1930	0	7	1910	3	5000	0	0	2833 34TH AV S
021	003	570000	2415	6/18/03	\$550,000	1980	360	7	1924	4	8017	0	0	2841 MOUNT RAINIER DR S
021	003	570000	3015	9/24/03	\$560,000	1270	460	7	1921	4	5000	0	0	3411 HUNTER BL S
021	003	570000	1200	8/27/02	\$363,500	1720	0	7	1910	3	5000	0	0	2837 33RD AV S
021	003	570000	1230	2/27/02	\$495,000	1640	0	7	1909	4	5000	0	0	2807 33RD AV S
021	003	570000	1185	9/20/02	\$446,000	1510	0	7	1913	4	5000	0	0	2853 33RD AV S
021	003	570000	3130	8/19/02	\$437,000	1750	440	7	1917	3	5200	0	0	3608 38TH AV S
021	003	570000	3105	9/6/02	\$439,000	1790	0	7	1925	3	4000	0	0	3609 38TH AV S
021	003	570000	1105	7/22/03	\$480,000	2270	0	7	1911	4	5000	0	0	2806 32ND AV S
021	003	570000	1120	8/18/03	\$417,500	1970	0	7	1921	4	5000	0	0	2822 32ND AV S
021	003	570000	0500	6/14/02	\$383,000	1500	0	7	1922	4	5720	0	0	3108 S MOUNT BAKER BL
021	003	570000	1345	8/20/03	\$310,500	1110	0	6	1909	3	4427	0	0	3233 S HANFORD ST
021	003	570000	1330	12/8/03	\$350,000	1610	0	6	1919	3	4250	0	0	3217 S HANFORD ST
021	003	570000	1325	10/28/03	\$290,000	1210	0	6	1907	3	4250	0	0	3213 S HANFORD ST
021	003	570000	2170	12/19/02	\$320,000	1320	200	6	1922	4	5880	0	0	3415 S MOUNT BAKER BL
021	003	570000	0345	9/9/02	\$330,000	1880	0	6	1923	4	4303	0	0	2818 30TH AV S
021	003	570000	0370	11/20/03	\$305,000	1510	0	6	1922	4	4327	0	0	2838 30TH AV S
021	003	570000	2170	2/15/02	\$270,000	1320	200	6	1922	4	5880	0	0	3415 S MOUNT BAKER BL
021	003	570000	1410	3/21/03	\$479,500	1780	0	7	1919	3	5019	0	0	3128 33RD AV S
021	003	672570	0020	6/4/02	\$165,000	640	120	6	1925	3	3809	0	0	2826 29TH AV S
021	003	795030	2200	8/14/03	\$272,450	1010	800	7	1955	3	6120	0	0	4135 39TH AV S
021	003	795030	0480	9/11/03	\$274,950	1060	600	7	1954	3	4545	0	0	3904 S DAKOTA ST
021	003	795030	2010	9/26/02	\$215,000	1780	0	7	1965	3	3060	0	0	4159 38TH AV S
021	003	795030	2280	1/18/02	\$125,000	590	0	5	1946	3	3060	0	0	4152 38TH AV S
021	003	795030	2290	4/2/03	\$250,000	1020	0	6	1916	3	6120	0	0	4146 38TH AV S
021	003	795030	0645	11/24/03	\$310,000	900	0	6	1912	4	6120	0	0	4043 39TH AV S
021	003	795030	1010	10/29/03	\$211,000	870	0	6	1912	3	3000	0	0	4035 37TH AV S
021	003	795030	2300	5/19/03	\$225,000	850	0	6	1915	4	6120	0	0	4140 38TH AV S
021	003	795030	2245	10/7/03	\$256,500	960	0	6	1915	4	6120	0	0	4161 39TH AV S
021	003	795030	1925	10/31/03	\$225,000	690	690	6	1905	4	3060	0	0	4107 38TH AV S

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021	003	795030	0550	5/23/03	\$294,950	1440	0	6	1930	3	4040	0	0	4012 39TH AV S
021	003	795030	2155	1/29/02	\$260,000	1470	0	6	1914	4	3570	0	0	4109 39TH AV S
021	003	795030	0820	8/6/03	\$235,000	640	0	6	1910	4	3060	0	0	4035 38TH AV S
021	003	795030	2240	3/23/02	\$152,500	810	0	6	1909	3	3060	0	0	4159 39TH AV S
021	003	795030	0555	10/28/02	\$272,000	1090	250	6	1912	4	5050	0	0	4008 39TH AV S
021	003	812110	0375	3/12/03	\$226,000	1190	0	7	1947	4	6180	0	0	3844 38TH AV S
021	003	812110	0600	2/14/03	\$216,000	1640	0	7	1946	3	6180	0	0	3856 39TH AV S
021	003	812110	0015	7/1/03	\$339,900	1070	0	6	1917	4	3713	0	0	3851 38TH AV S
021	003	812110	0096	12/2/02	\$349,000	2120	0	6	1923	4	4950	0	0	3803 38TH AV S
021	003	812110	0340	9/12/03	\$267,000	1850	0	6	1927	4	4635	0	0	3824 38TH AV S
021	003	983420	0725	6/4/02	\$362,000	1910	0	8	1995	3	4080	0	0	3311 35TH AV S
021	003	983420	0300	2/25/02	\$349,950	2220	0	8	2002	3	3770	0	0	3201 36TH AV S
021	003	983420	0765	5/17/02	\$374,950	1950	0	7	1996	3	5572	0	0	3338 34TH AV S
021	003	983420	1780	5/1/02	\$249,000	960	860	7	1965	3	4080	0	0	3831 37TH AV S
021	003	983420	0660	10/1/03	\$239,000	1510	0	7	1971	3	5572	0	0	3339 36TH AV S
021	003	983420	0950	12/16/03	\$226,700	870	820	7	1984	3	4080	0	0	3415 35TH AV S
021	003	983420	0605	1/26/02	\$220,000	1070	1070	7	1966	3	4837	0	0	3329 YORK RD S
021	003	983420	0140	4/15/03	\$197,000	1020	0	6	1905	3	4080	0	0	3228 33RD AV S
021	003	983420	0095	10/2/02	\$425,000	2406	0	7	1909	3	6120	0	0	3231 34TH AV S
021	003	983420	0155	4/10/02	\$332,000	1320	0	7	1906	4	4080	0	0	3214 33RD AV S
021	003	983420	0010	11/7/03	\$350,000	1450	0	6	1915	3	4186	0	0	3207 33RD AV S
021	003	983420	0690	3/4/02	\$294,500	930	0	6	1928	3	4080	0	0	3316 35TH AV S
021	003	983420	0720	12/11/03	\$314,500	1680	0	6	1925	3	4080	0	0	3305 35TH AV S
021	003	983420	1050	3/14/03	\$273,500	1300	0	6	1929	3	4080	0	0	3406 35TH AV S
021	003	983420	0330	5/15/03	\$223,000	880	0	6	1925	3	4080	0	0	3225 36TH AV S
021	003	983420	0900	3/5/02	\$175,500	680	300	6	1918	3	2865	0	0	3423 34TH AV S
021	003	983420	0870	4/14/03	\$247,500	1220	0	6	1923	3	5100	0	0	3403 34TH AV S
021	003	983420	0625	3/25/03	\$322,000	1290	650	6	1922	4	4080	0	0	3311 36TH AV S
021	003	983420	0280	5/24/02	\$343,000	1780	300	6	1909	4	4573	0	0	3409 S HANFORD ST
021	003	983420	0875	11/3/03	\$245,000	1340	0	6	1922	3	4080	0	0	3407 34TH AV S
021	003	983420	0370	8/14/02	\$260,000	1400	0	6	1906	4	4080	0	0	3234 35TH AV S

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021	003	983420	0635	6/6/02	\$195,000	640	120	6	1928	3	4080	0	0	3317 36TH AV S
021	003	983420	0570	11/1/02	\$262,000	890	0	6	1933	4	4327	0	0	3326 YORK RD S
021	003	983420	1825	5/9/02	\$222,950	790	690	6	1900	3	6120	0	0	3852 COURTLAND PL S
021	003	983420	0695	4/23/02	\$216,000	720	0	6	1903	4	4080	0	0	3312 35TH AV S
021	003	983420	0320	9/10/02	\$229,500	940	0	6	1919	4	4080	0	0	3217 36TH AV S
021	003	983420	1075	12/2/03	\$185,500	910	460	6	1908	3	4517	0	0	3612 S SPOKANE ST
021	003	983420	1765	4/17/03	\$230,500	800	800	6	1910	4	4080	0	0	3819 37TH AV S
021	003	983420	0960	4/29/02	\$170,000	900	0	6	1925	3	5433	0	0	3421 35TH AV S
021	003	983470	0145	2/27/02	\$301,000	790	0	6	1912	3	5247	0	0	3329 37TH AV S
021	003	983470	0075	8/26/03	\$265,000	1000	0	6	1919	3	3000	0	0	3235 37TH AV S
021	003	983470	0185	11/21/02	\$325,000	1910	0	6	1910	3	5262	0	0	3413 37TH AV S
021	004	118300	0055	4/23/03	\$218,000	950	0	6	1916	3	4284	0	0	3540 S BRANDON ST
021	004	160460	0130	10/10/03	\$257,000	1370	0	6	1919	5	6400	0	0	4568 33RD AV S
021	004	160460	0670	10/13/03	\$280,500	1350	870	8	1999	3	4500	0	0	4426 LETITIA AV S
021	004	160460	2090	11/17/03	\$220,000	1020	800	7	1966	3	6513	2	0	4033 LETITIA AV S
021	004	160460	0170	7/31/02	\$247,000	1010	650	7	1973	3	5960	2	0	4546 33RD AV S
021	004	160460	1195	10/17/02	\$264,950	1950	0	7	2002	3	3000	4	0	4209 34TH AV S
021	004	160460	1200	11/15/02	\$264,950	1950	0	7	2002	3	3000	4	0	4211 34TH AV S
021	004	160460	1150	8/16/02	\$241,500	1380	430	7	2002	3	2070	0	0	4137 LEXINGTON PL S
021	004	160460	0980	12/11/02	\$233,450	1030	690	7	1975	3	6000	0	0	4418 33RD AV S
021	004	160460	0326	4/25/02	\$242,000	1080	670	7	1995	3	4579	0	0	4549 34TH AV S
021	004	160460	1685	7/12/02	\$263,000	2210	0	7	2002	3	5200	4	0	4120 34TH AV S
021	004	160460	1275	3/21/02	\$235,000	1240	100	6	1983	3	3000	4	0	4218 34TH AV S
021	004	160460	0535	7/21/03	\$157,000	550	0	6	1954	3	2980	0	0	4523 35TH AV S
021	004	160460	0850	9/17/03	\$229,500	1350	0	6	1983	3	5000	2	0	4406 34TH AV S
021	004	160460	1290	3/21/03	\$175,000	1240	0	6	1983	3	3000	4	0	4210 34TH AV S
021	004	160460	0025	4/11/02	\$298,000	1040	720	6	1905	3	3000	0	0	4561 33RD AV S
021	004	160460	0340	8/12/03	\$280,000	1500	0	6	1927	3	6000	0	0	4551 34TH AV S
021	004	160460	0100	7/11/03	\$183,500	840	0	6	1910	3	6000	0	0	4515 33RD AV S
021	004	160460	2150	12/26/02	\$235,500	1300	0	6	1925	3	6693	0	0	4008 LETITIA AV S
021	004	160460	1900	7/16/02	\$216,300	970	0	6	1910	3	5400	4	0	4057 34TH AV S

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021	004	160460	0870	4/1/03	\$237,950	780	0	6	1904	4	6000	0	0	4403 LETITIA AV S
021	004	160460	0227	3/12/02	\$179,000	780	0	6	1915	3	3000	2	0	4514 33RD AV S
021	004	160460	0150	7/17/02	\$246,000	1180	0	6	1915	4	5960	2	0	4554 33RD AV S
021	004	160460	1970	4/22/03	\$199,900	880	0	6	1900	4	6720	0	0	4010 LEXINGTON PL S
021	004	160460	0685	4/24/02	\$108,000	610	0	5	1932	3	2500	0	0	4418 LETITIA AV S
021	004	160460	1190	9/16/02	\$175,000	1110	0	5	1908	4	3000	4	0	4205 34TH AV S
021	004	160710	0138	3/7/03	\$246,000	1450	0	6	1947	5	5405	0	0	4102 RENTON AV S
021	004	160710	0045	5/28/02	\$259,000	1230	560	8	2002	3	2625	0	0	4001 31ST AV S
021	004	160710	0079	10/30/03	\$281,500	1230	700	7	1996	3	5200	0	0	4022 31ST AV S
021	004	160710	0049	5/14/03	\$275,500	1680	410	7	2003	3	2500	2	0	4005 31ST AV S
021	004	160710	0050	8/25/03	\$274,900	1680	410	7	2003	3	2500	2	0	4007 31ST AV S
021	004	160710	0052	10/6/03	\$274,900	1680	410	7	2003	3	2500	2	0	4009 31ST AV S
021	004	160710	0056	11/10/03	\$274,900	1680	410	7	2003	3	2500	2	0	4013 31ST AV S
021	004	160710	0047	4/11/03	\$265,000	1680	410	7	2003	3	2500	2	0	4003 31ST AV S
021	004	160710	0176	5/22/02	\$150,000	530	0	5	1951	4	10593	0	0	3210 S GENESEE ST
021	004	162404	9123	9/16/03	\$390,000	2110	1520	9	2003	3	7128	0	0	4032 M.LUTHER KING JR WY S
021	004	162404	9275	12/19/02	\$256,000	1630	0	8	1999	3	5361	0	0	3001 A S COURT ST
021	004	162404	9272	10/26/02	\$285,000	1230	830	8	1999	3	7284	0	0	3003 S COURT ST
021	004	162404	9255	12/19/02	\$205,000	820	820	7	1971	3	5040	0	0	4031 A 30TH AV S
021	004	162404	9052	1/25/02	\$210,000	1140	790	7	1954	3	8730	0	0	3901 31ST AV S
021	004	162404	9045	12/3/02	\$241,000	1310	0	6	1905	3	20520	0	0	3665 RENTON AV S
021	004	162404	9114	5/27/03	\$186,000	840	360	6	1931	3	6300	0	0	3005 S BRADFORD ST
021	004	170340	0895	4/1/02	\$280,000	840	0	6	1921	5	3850	0	0	3548 S HUDSON ST
021	004	170340	0858	7/17/02	\$202,050	1040	0	7	1946	3	2700	0	0	3557 S FERDINAND ST
021	004	170340	0775	8/20/03	\$229,950	740	0	6	1901	3	3300	0	0	3511 S FERDINAND ST
021	004	170340	1055	7/21/03	\$245,000	1120	0	6	1913	3	3300	0	0	3237 S FERDINAND ST
021	004	170340	1045	5/28/03	\$219,000	790	0	6	1928	3	3300	0	0	3233 S FERDINAND ST
021	004	170340	1015	8/20/03	\$200,000	940	1050	6	1914	3	4400	0	0	3219 S FERDINAND ST
021	004	170990	0190	6/16/03	\$211,500	910	500	6	1972	3	3120	0	0	4512 35TH AV S
021	004	253950	0020	10/17/02	\$232,500	1400	600	7	1955	3	6050	0	0	3907 RENTON AV S
021	004	253950	0025	8/23/02	\$215,000	1100	780	7	1957	3	5350	0	0	3901 RENTON AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	004	266050	0388	3/29/02	\$270,000	1490	1010	7	2000	3	5812	4	0	5047 RENTON AV S
021	004	266050	0055	8/21/03	\$264,000	1260	260	6	1938	3	6600	0	0	3531 S HUDSON ST
021	004	266050	0389	7/25/02	\$249,950	820	0	6	1925	4	6600	0	0	5059 RENTON AV S
021	004	393790	0105	6/5/02	\$215,000	1520	0	6	1919	3	5017	0	0	3030 S BRADFORD ST
021	004	560900	0326	8/13/03	\$237,500	1320	0	7	1960	4	5000	0	0	3847 LETITIA AV S
021	004	564960	0435	7/30/02	\$205,000	940	800	7	2000	3	9165	0	0	3912 S BRANDON ST
021	004	564960	0400	6/6/03	\$185,330	740	0	6	1947	2	6750	0	0	5234 39TH AV S
021	004	564960	0440	5/3/02	\$162,800	1060	0	6	1955	3	7100	0	0	5264 39TH AV S
021	004	564960	0261	11/22/02	\$239,950	840	0	6	1913	3	9100	0	0	5252 37TH AV S
021	004	564960	0460	7/28/03	\$149,950	580	0	5	1909	4	5640	0	0	3936 S BRANDON ST
021	004	688890	0225	10/29/03	\$207,500	1040	0	6	1916	3	4400	0	0	5305 RENTON AV S
021	004	688890	0120	2/13/03	\$170,000	860	0	6	1913	3	4880	0	0	3540 S BENNETT ST
021	005	100500	0062	7/30/03	\$169,950	780	0	6	1950	3	4600	0	0	4415 S MYRTLE ST
021	005	100500	0150	3/4/03	\$125,000	590	0	6	1950	3	5040	0	0	4418 S OTHELLO ST
021	005	100500	0125	7/29/02	\$192,250	770	0	6	1918	3	5782	0	0	4416 S OTHELLO ST
021	005	100500	0120	7/1/02	\$230,000	800	600	6	1922	3	5490	0	0	7149 45TH AV S
021	005	100500	0120	3/5/02	\$225,000	800	600	6	1922	3	5490	0	0	7149 45TH AV S
021	005	110500	0797	5/2/02	\$233,000	1070	1000	7	1980	3	6440	0	0	4626 S MYRTLE ST
021	005	110500	0875	2/12/03	\$180,000	1290	0	6	1916	3	8190	0	0	4819 S FRONTENAC ST
021	005	110500	0690	9/27/02	\$210,000	1470	0	6	1917	3	8625	0	0	4648 S FRONTENAC ST
021	005	110500	0861	10/28/03	\$169,000	830	0	6	1918	3	6000	0	0	4806 S MYRTLE ST
021	005	110800	0525	11/5/03	\$281,000	1070	400	7	1980	3	5000	0	0	4641 S GARDEN ST
021	005	110800	0600	3/28/02	\$196,000	1030	0	7	1984	3	4000	0	0	4642 S OTHELLO ST
021	005	110800	0355	9/30/03	\$237,000	850	290	6	1946	3	4000	0	0	4815 S GARDEN ST
021	005	110800	0450	12/21/03	\$137,500	1040	0	6	1911	3	4000	0	0	4812 S OTHELLO ST
021	005	110800	0160	5/5/03	\$199,000	1030	0	6	1907	3	7360	0	0	4807 S ORCHARD ST
021	005	110800	0245	4/17/03	\$185,200	960	0	6	1918	3	4000	0	0	4824 S GARDEN ST
021	005	110800	0270	11/7/03	\$225,000	1260	0	6	1911	4	4000	0	0	4806 S GARDEN ST
021	005	110800	0490	6/24/03	\$172,400	860	300	6	1914	3	4000	0	0	4615 S GARDEN ST
021	005	234130	0320	10/8/03	\$172,000	790	0	5	1965	3	7500	0	0	3641 S FINDLAY ST
021	005	234130	0320	6/14/02	\$160,000	790	0	5	1965	3	7500	0	0	3641 S FINDLAY ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	005	234130	0295	1/15/03	\$158,000	930	0	6	1914	3	5000	0	0	3628 S ORCAS ST
021	005	234130	0345	7/31/03	\$164,850	690	0	5	1915	3	3700	0	0	3631 S FINDLAY ST
021	005	234180	0205	5/22/03	\$194,000	940	130	7	1951	3	5000	0	0	3631 S LUCILE ST
021	005	234180	0195	5/23/03	\$189,950	890	0	6	1947	4	5000	0	0	3635 S LUCILE ST
021	005	272404	9189	10/17/03	\$275,000	1110	800	7	1977	3	5400	0	0	4638 S ORCHARD ST
021	005	272404	9165	12/23/03	\$177,000	850	0	7	1958	3	4944	0	0	6910 42ND AV S
021	005	272404	9092	7/10/02	\$173,600	700	200	6	1942	3	6300	0	0	4220 S MYRTLE ST
021	005	333050	2011	2/14/03	\$224,800	720	70	6	1909	5	4365	0	0	4218 S JUNEAU ST
021	005	333050	1865	8/15/03	\$246,000	1560	500	7	1965	3	8670	0	0	4400 S JUNEAU ST
021	005	333050	0420	4/24/02	\$226,500	1540	200	7	1999	3	3090	0	0	4230 S LUCILE ST
021	005	333050	1170	10/17/02	\$290,000	1450	420	7	1905	3	6180	0	0	4203 S FINDLAY ST
021	005	333050	0500	3/25/02	\$260,000	1350	0	7	1918	3	3090	0	0	4229 S LUCILE ST
021	005	333050	1210	1/27/03	\$264,500	1520	530	7	1910	4	6180	0	0	4218 S ORCAS ST
021	005	333050	0605	11/26/02	\$234,000	860	0	6	1925	3	4120	0	0	4234 S FINDLAY ST
021	005	333050	1930	6/30/03	\$175,000	960	0	6	1908	3	5150	0	0	4229 S MEAD ST
021	005	333050	0581	10/21/03	\$205,000	1450	0	6	1917	3	4120	0	0	4220 S FINDLAY ST
021	005	333050	1905	9/15/03	\$135,000	430	0	5	1912	3	6180	0	0	4243 S MEAD ST
021	005	333050	0385	9/16/02	\$287,000	990	0	7	1907	3	6180	0	0	4212 S LUCILE ST
021	005	333100	0386	6/10/02	\$285,000	840	110	6	1950	4	4635	0	0	3844 S LUCILE ST
021	005	333100	2155	9/8/03	\$214,000	1500	0	8	1999	3	2575	0	0	3927 S BRANDON ST
021	005	333100	2325	6/6/03	\$250,000	1110	520	7	1978	3	5150	0	0	3921 S ORCAS ST
021	005	333100	2375	12/16/03	\$260,000	1100	640	7	1994	3	5485	0	0	3927 S MEAD ST
021	005	333100	0791	8/25/03	\$249,000	1140	720	7	1964	3	5150	0	0	3943 S LUCILE ST
021	005	333100	2420	6/4/03	\$245,000	1160	280	7	1953	3	8103	0	0	3926 S JUNEAU ST
021	005	333100	2021	8/23/02	\$181,000	840	0	7	1952	3	4512	0	0	3808 S JUNEAU ST
021	005	333100	1175	3/28/02	\$175,000	1010	0	7	1957	3	5712	0	0	3714 S ORCAS ST
021	005	333100	0220	3/20/02	\$229,950	1140	600	7	1954	3	6386	0	0	3727 S BRANDON ST
021	005	333100	1340	12/30/03	\$212,000	1270	400	7	1997	3	2399	0	0	5803 RENTON AV S
021	005	333100	1985	9/26/02	\$158,000	810	0	7	1952	3	4429	0	0	3815 S MEAD ST
021	005	333100	0830	3/5/02	\$194,155	860	0	6	1942	3	4635	0	0	3940 S FINDLAY ST
021	005	333100	0170	10/14/03	\$299,500	1420	0	6	1989	3	7725	0	0	3855 S BRANDON ST

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021	005	333100	1195	10/6/03	\$175,000	1120	450	7	1969	3	4845	0	0	5609 RENTON AV S
021	005	333100	0376	9/5/02	\$211,000	840	0	6	1950	3	4120	0	0	3840 S LUCILE ST
021	005	333100	0036	6/10/02	\$270,000	950	0	7	1931	3	4635	0	0	3939 S BRANDON ST
021	005	333100	0300	2/13/02	\$208,550	1010	0	7	1917	3	4841	0	0	5420 RENTON AV S
021	005	333100	1947	9/16/03	\$289,500	1420	240	6	1928	3	6160	0	0	3912 S JUNEAU ST
021	005	333100	0555	8/22/02	\$279,950	1420	0	6	1921	3	5150	0	0	3827 S LUCILE ST
021	005	333100	0665	1/17/02	\$228,500	1080	430	6	1903	4	7725	0	0	3822 S FINDLAY ST
021	005	333100	0545	5/14/03	\$185,000	1030	0	6	1916	3	5150	0	0	3833 S LUCILE ST
021	005	333100	0530	3/20/03	\$185,000	780	0	6	1919	3	5150	0	0	3839 S LUCILE ST
021	005	333100	1625	5/12/03	\$189,000	820	0	6	1909	4	5100	0	0	5714 39TH AV S
021	005	333250	0410	10/2/03	\$319,500	2020	0	8	2003	3	3300	0	0	4248 S KENNY ST
021	005	333250	0980	4/18/02	\$205,500	1040	1040	7	1952	3	3950	0	0	4210 S BATEMAN ST
021	005	333250	0140	9/10/03	\$225,000	890	0	6	1925	3	3885	0	0	5952 44TH AV S
021	005	333250	0235	9/23/03	\$225,000	1040	0	6	1924	3	4400	0	0	4253 S JUNEAU ST
021	005	333250	0330	2/11/02	\$219,300	1330	0	6	1909	4	6600	0	0	4204 S KENNY ST
021	005	333250	0865	6/12/03	\$215,000	1700	0	6	1909	4	6695	0	0	4255 S SPENCER ST
021	005	333250	0890	10/18/02	\$160,000	840	0	6	1908	3	6180	0	0	4239 S SPENCER ST
021	005	333300	0885	1/10/02	\$125,000	1140	0	6	1947	3	5000	0	0	3941 S WARSAW ST
021	005	333300	0025	5/15/02	\$290,000	1330	860	7	2002	3	5000	0	0	3943 S GRAHAM ST
021	005	333300	0795	11/18/02	\$169,000	790	0	6	1950	3	5000	0	0	3920 S WARSAW ST
021	005	333300	2790	12/12/03	\$154,000	900	0	6	1948	3	5016	0	0	6712 40TH AV S
021	005	333300	2730	4/28/03	\$180,000	1110	200	6	1948	3	7268	0	0	4024 S WILLOW ST
021	005	333300	0665	9/18/03	\$286,500	1730	0	7	1923	3	6500	0	0	3939 S MORGAN ST
021	005	333300	2751	7/23/03	\$239,000	880	0	6	1909	3	8464	0	0	6748 40TH AV S
021	005	333300	2750	8/1/03	\$189,000	740	0	6	1931	3	7360	0	0	6744 40TH AV S
021	005	333300	0321	8/9/02	\$192,000	1030	0	6	1911	3	3300	0	0	3903 S EDDY ST
021	005	333300	2720	11/26/03	\$230,000	1110	1010	6	1905	3	15738	0	0	6811 42ND AV S
021	005	333300	0695	8/6/02	\$172,500	1080	0	6	1911	3	4700	0	0	3929 S MORGAN ST
021	005	333300	0846	2/15/02	\$145,000	670	0	6	1906	3	3700	0	0	3948 S WARSAW ST
021	005	333300	2602	3/25/03	\$155,000	620	0	6	1925	3	3354	0	0	3835 S HOLLY ST
021	005	333300	1415	12/9/03	\$138,000	620	0	5	1907	4	3500	0	0	3826 S MORGAN ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	005	381240	0863	3/26/02	\$283,950	1640	600	8	1955	3	13640	0	0	4413 S FRONTENAC ST
021	005	381240	0105	6/14/03	\$241,900	780	350	7	1954	3	5500	0	0	4230 S EDDY ST
021	005	381240	0177	5/21/03	\$231,950	880	0	7	1954	3	6350	0	0	4249 S EDDY ST
021	005	381240	0480	10/6/03	\$210,000	1020	0	7	1965	3	5080	0	0	4441 S WARSAW ST
021	005	381240	0886	10/9/03	\$261,500	1380	500	7	1961	3	10147	0	0	4443 S FRONTENAC ST
021	005	381240	0667	7/16/03	\$270,000	1460	1300	7	1967	3	7620	0	0	4225 S BRIGHTON ST
021	005	381240	0853	4/16/02	\$242,000	1260	1000	7	1965	3	9246	0	0	4239 S FRONTENAC ST
021	005	381240	0062	12/9/02	\$245,000	1060	400	7	1947	4	6750	0	0	6308 44TH AV S
021	005	381240	0200	6/16/03	\$223,000	1240	340	7	1958	3	8255	0	0	4326 S MORGAN ST
021	005	381240	0164	12/13/02	\$215,000	1170	300	7	1957	3	6350	0	0	4227 S EDDY ST
021	005	381240	0873	9/26/03	\$210,990	1570	0	7	1956	3	8201	0	0	4421 S FRONTENAC ST
021	005	381240	0241	3/25/02	\$253,000	1180	780	7	2002	3	5067	0	0	4426 S MORGAN ST
021	005	381240	0671	11/12/02	\$223,000	1130	850	7	1978	3	5080	0	0	4238 S WILLOW ST
021	005	381240	0062	4/24/02	\$217,950	1060	400	7	1947	4	6750	0	0	6308 44TH AV S
021	005	381240	0751	5/21/03	\$173,000	760	0	6	1942	3	5243	0	0	6811 46TH AV S
021	005	381240	0505	1/22/03	\$185,000	1070	0	6	1948	3	6604	0	0	4518 S HOLLY ST
021	005	381240	0860	4/7/03	\$155,000	1180	0	6	1949	3	5000	0	0	7004 44TH AV S
021	005	381240	0596	2/10/03	\$320,000	1500	600	6	1913	3	8190	0	0	4315 S HOLLY ST
021	005	381240	0609	4/25/03	\$235,000	920	0	6	1918	4	8509	0	0	4309 S HOLLY ST
021	005	381240	0522	10/27/03	\$256,000	1590	0	6	1920	3	5350	0	0	6719 46TH AV S
021	005	381240	0522	4/26/02	\$227,000	1590	0	6	1920	3	5350	0	0	6719 46TH AV S
021	005	381240	0135	7/29/03	\$215,000	1600	0	6	1927	3	5166	0	0	4206 S MORGAN ST
021	005	381240	0306	6/9/03	\$179,000	1370	0	6	1918	3	5335	0	0	4449 S MORGAN ST
021	005	381240	0897	3/25/02	\$184,000	1020	0	6	1913	3	8056	0	0	7015 46TH AV S
021	005	381240	0386	9/23/03	\$140,000	1020	0	6	1916	3	8636	0	0	4318 S WARSAW ST
021	005	381240	0796	11/25/02	\$200,000	860	0	6	1907	3	5879	0	0	4431 S WILLOW ST
021	005	381240	0146	3/24/03	\$136,700	640	0	6	1926	3	8442	0	0	4214 S MORGAN ST
021	005	573350	0045	2/19/02	\$185,000	1600	0	6	1941	3	4920	0	0	4614 S WARSAW ST
021	005	660700	0026	12/16/03	\$245,000	870	240	7	1954	3	7360	0	0	6522 43RD AV S
021	005	660700	0175	9/29/03	\$255,000	1090	350	7	1955	3	5766	0	0	6614 42ND AV S
021	005	688254	0030	3/4/02	\$161,500	880	0	6	1971	3	6600	0	0	7115 44TH AV S

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021	005	811310	0080	12/2/02	\$178,000	1090	0	6	1943	3	8268	0	0	5923 39TH AV S
021	005	811310	0600	12/30/03	\$225,000	1500	0	7	1912	3	4200	0	0	4238 S GRAHAM ST
021	005	811310	0180	3/13/02	\$217,500	1010	0	6	1918	4	10656	0	0	6021 39TH AV S
021	007	040200	0235	2/20/03	\$208,000	1710	0	7	1984	3	5600	0	0	7964 45TH AV S
021	007	040200	0110	5/9/03	\$174,950	770	190	6	1951	3	5508	0	0	7926 44TH PL S
021	007	040200	0215	6/26/03	\$160,000	700	0	6	1951	4	5650	0	0	7932 45TH AV S
021	007	100500	0006	3/22/02	\$175,000	800	100	6	1945	3	6204	0	0	7309 46TH AV S
021	007	144350	0107	6/10/02	\$254,950	1830	0	8	2000	3	8068	0	0	4821 S CHICAGO ST
021	007	144350	0160	12/15/03	\$217,000	870	870	7	1954	3	8466	0	0	4816 S KENYON ST
021	007	144350	0976	12/23/02	\$235,000	2030	0	7	1954	3	5777	0	0	7813 48TH AV S
021	007	144350	0365	6/12/03	\$187,950	1060	0	7	1966	3	6232	0	0	4812 S CHICAGO ST
021	007	144350	0595	10/30/03	\$169,000	1020	0	6	1957	3	7380	0	0	4832 S HOLDEN ST
021	007	144350	0540	4/19/02	\$155,000	740	0	5	1988	3	7605	0	0	4815 S AUSTIN ST
021	007	144350	0561	2/14/03	\$139,050	550	0	6	1954	3	4244	0	0	7618 48TH AV S
021	007	144350	0130	12/27/02	\$227,500	1680	960	7	1910	3	5022	0	0	4805 S CHICAGO ST
021	007	144350	0360	9/4/03	\$242,500	1000	0	6	1920	3	7752	0	0	4808 S CHICAGO ST
021	007	144350	0650	6/19/02	\$182,000	1120	0	6	1918	3	5605	0	0	4830 S AUSTIN ST
021	007	144350	0534	4/25/03	\$193,000	1010	0	6	1939	3	10140	0	0	4821 S AUSTIN ST
021	007	144350	1045	5/23/03	\$176,000	940	0	6	1919	3	8600	0	0	4610 S KENYON ST
021	007	144350	0725	7/24/03	\$223,950	1350	0	6	1914	3	7553	0	0	4625 S AUSTIN ST
021	007	144350	0115	4/29/03	\$178,000	830	0	6	1912	3	8150	0	0	4815 S CHICAGO ST
021	007	144350	1005	2/4/03	\$165,000	840	0	6	1916	3	8150	0	0	4627 S CHICAGO ST
021	007	144350	0905	11/8/02	\$172,500	920	100	6	1926	3	4960	0	0	4602 S CHICAGO ST
021	007	144350	0150	2/21/02	\$149,950	630	400	6	1932	3	5511	0	0	4806 S KENYON ST
021	007	144350	0080	4/18/02	\$120,000	480	0	6	1921	3	5379	0	0	4837 S CHICAGO ST
021	007	160160	0024	5/2/03	\$189,250	920	310	7	1950	3	6600	0	0	4603 S KENYON ST
021	007	160160	0175	7/24/02	\$218,950	1470	0	7	1928	3	9300	0	0	7966 46TH AV S
021	007	160160	0190	1/23/02	\$120,000	770	0	5	1912	3	7500	0	0	7977 46TH AV S
021	007	160160	0349	7/26/02	\$185,950	1460	0	7	1919	3	5019	0	0	8333 46TH AV S
021	007	212370	0068	7/28/03	\$181,475	1010	0	7	1960	3	7425	0	0	8419 50TH AV S
021	007	212370	0198	2/22/02	\$196,500	1420	400	7	1954	3	7260	0	0	8458 48TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	007	212370	0201	3/10/03	\$157,000	1020	0	7	1954	3	8060	0	0	8435 50TH AV S
021	007	212370	0151	5/23/03	\$249,950	1000	0	7	1992	3	6000	0	0	4708 S CLOVERDALE ST
021	007	258930	0208	8/16/02	\$310,952	1430	940	7	2002	3	5292	0	0	4631 S FONTANELLE ST
021	007	258930	0207	8/16/02	\$289,000	1450	940	7	2002	3	5001	0	0	4627 S FONTANELLE ST
021	007	258930	0036	7/21/03	\$225,000	1820	0	7	1982	3	6420	0	0	4815 S FONTANELLE ST
021	007	258930	0252	5/28/03	\$183,200	1050	0	7	1964	3	5000	0	0	4634 S AUSTIN ST
021	007	258930	0245	8/1/02	\$219,000	1330	0	6	1906	3	15520	0	0	4628 S AUSTIN ST
021	007	258930	0170	4/11/03	\$200,000	1620	0	6	1911	3	5043	0	0	7417 48TH AV S
021	007	262166	0040	7/31/02	\$255,000	1300	830	7	1991	3	6222	0	0	4451 S CAMANO PL
021	007	262166	0040	3/11/02	\$216,000	1300	830	7	1991	3	6222	0	0	4451 S CAMANO PL
021	007	262404	9055	2/19/02	\$234,000	1150	0	6	1920	3	7020	0	0	5130 S WILDWOOD LN
021	007	265800	0254	11/4/03	\$160,000	1380	0	7	1949	3	5000	0	0	4839 S KENYON ST
021	007	265800	0070	6/17/03	\$208,000	900	840	7	1980	3	7560	0	0	5004 S ELMGROVE ST
021	007	333600	0840	9/11/03	\$269,500	1530	0	7	1963	3	11400	0	0	8455 SEWARD PARK AV S
021	007	333600	0180	9/22/03	\$242,000	1120	0	7	1949	3	6000	0	0	8349 WOLCOTT AV S
021	007	333600	0210	1/9/02	\$235,000	1720	0	7	2001	3	3000	0	0	8333 WOLCOTT AV S
021	007	333600	0965	12/2/02	\$200,000	1050	410	7	1951	3	9000	0	0	8416 WABASH AV S
021	007	333600	1170	8/27/02	\$235,000	1150	0	6	1943	3	6300	0	0	8453 GRATTAN PL S
021	007	333600	1325	6/27/03	\$232,950	1610	0	8	1930	3	6000	0	0	8735 HAMLET AV S
021	007	333600	1505	4/16/02	\$190,000	2540	0	7	1905	2	6000	0	0	8633 WABASH AV S
021	007	333600	0545	12/9/02	\$232,000	1200	0	7	1921	3	7500	0	0	8338 WOLCOTT AV S
021	007	333600	1300	10/23/03	\$250,000	1540	0	6	1926	3	6000	0	0	8751 HAMLET AV S
021	007	333600	1621	10/15/03	\$214,500	1400	0	6	1920	3	4500	0	0	8732 HAMLET AV S
021	007	333600	1070	7/26/02	\$233,000	1070	0	6	1917	4	6000	0	0	8632 WABASH AV S
021	007	333600	0957	10/30/02	\$159,900	1100	0	6	1908	3	6000	0	0	8410 WABASH AV S
021	007	333600	1610	10/22/03	\$167,000	960	0	5	1918	3	6000	0	0	8728 HAMLET AV S
021	007	333600	1475	10/23/03	\$165,000	720	0	5	1918	3	3000	0	0	8651 WABASH AV S
021	007	341960	0170	4/26/03	\$175,000	1640	0	7	1957	3	6450	0	0	8434 46TH AV S
021	007	342010	0110	4/24/02	\$165,000	830	200	6	1919	3	9000	0	0	8603 RENTON AV S
021	007	342010	0110	1/28/03	\$165,000	830	200	6	1919	3	9000	0	0	8603 RENTON AV S
021	007	342404	9076	1/25/02	\$184,000	1200	0	7	1956	3	4968	0	0	7934 48TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	007	342404	9101	7/2/03	\$198,000	1460	0	7	1958	3	5000	0	0	8106 49TH AV S
021	007	342404	9062	11/26/03	\$209,950	1200	900	7	1962	3	6150	0	0	7907 48TH AV S
021	007	342404	9140	11/20/02	\$189,000	1260	0	7	1971	3	6216	0	0	7950 47TH AV S
021	007	342404	9042	12/18/02	\$160,000	940	0	6	1918	3	3978	0	0	4807 S KENYON ST
021	007	352404	9006	10/10/03	\$225,000	1940	0	7	1900	3	8692	0	0	7946 RAINIER AV S
021	007	390410	0133	12/19/02	\$285,000	1220	920	8	2000	3	5000	0	0	4357 S HOLDEN ST
021	007	390410	0131	4/29/02	\$275,000	1220	920	8	2000	3	5034	0	0	4359 S HOLDEN ST
021	007	390410	0025	1/6/03	\$227,000	1280	800	7	1968	3	5600	0	0	7516 44TH AV S
021	007	390410	0115	1/30/03	\$178,000	950	0	6	1912	3	5547	0	0	4515 S HOLDEN ST
021	007	400600	0101	7/26/02	\$254,000	1160	880	7	1996	3	7297	0	0	8428 RENTON AV S
021	007	400600	0088	8/1/02	\$249,950	1160	800	7	1995	3	5731	0	0	4431 S CAMANO PL
021	007	400600	0122	9/17/03	\$179,000	860	0	7	1950	3	7650	0	0	8631 RENTON AV S
021	007	400600	0123	7/18/02	\$233,500	1560	0	7	1989	3	5916	0	0	8630 44TH AV S
021	007	400600	0144	7/2/02	\$164,500	940	0	7	1954	3	8250	0	0	8639 RENTON AV S
021	007	400600	0121	6/11/03	\$157,000	780	0	7	1953	3	7000	0	0	8621 RENTON AV S
021	007	400600	0093	7/15/02	\$152,000	780	0	6	1949	3	6420	0	0	8417 RENTON AV S
021	007	400600	0081	10/3/02	\$98,000	530	0	5	1929	3	3500	0	0	4420 S CAMANO PL
021	007	562110	0030	8/6/02	\$130,000	900	0	6	1910	3	3700	0	0	8124 49TH AV S
021	007	665900	0006	7/17/03	\$143,000	760	0	7	1952	3	4644	0	0	8621 45TH AV S
021	007	665900	0050	9/26/02	\$179,200	700	0	6	1918	3	5250	0	0	8632 45TH AV S
021	007	680410	0115	9/19/03	\$443,000	1465	1230	7	1953	3	11340	0	0	4505 S TRENTON ST
021	007	713530	0265	10/13/03	\$205,000	1200	0	7	1950	3	5000	0	0	4905 S ROSE ST
021	007	713530	0220	2/19/02	\$185,000	910	670	7	1967	3	4400	0	0	8317 49TH AV S
021	007	713530	0285	1/3/03	\$192,990	830	400	6	1948	3	4600	0	0	8312 49TH AV S
021	007	713530	0065	12/12/02	\$188,000	960	0	6	1918	4	7790	0	0	4706 S ROSE ST
021	007	713530	0165	8/11/03	\$188,650	790	0	6	1909	3	5000	0	0	8307 48TH AV S
021	007	713530	0275	11/12/02	\$143,450	720	0	6	1908	3	5000	0	0	8306 49TH AV S
021	007	713530	0225	6/26/03	\$130,000	1020	0	6	1912	3	5000	0	0	8309 49TH AV S
021	007	722040	0007	12/16/03	\$180,000	1000	0	7	1963	3	4750	0	0	8649 RENTON AV S
021	007	770140	0040	5/23/03	\$256,000	1590	1500	7	1955	3	6840	0	0	7919 DUNCAN AV S
021	007	814730	0030	6/24/02	\$179,950	1400	0	7	1984	3	5469	0	0	8435 GRATTAN PL S

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021	007	941240	0097	3/6/02	\$284,950	1550	500	8	1956	3	11470	0	0	7735 SEWARD PARK AV S
021	007	941240	0062	6/21/02	\$200,000	1670	0	7	1962	3	6270	0	0	7775 52ND AV S
021	007	941240	0069	4/24/03	\$459,900	2120	0	7	1928	4	7946	0	0	7775 SEWARD PARK AV S
021	007	941290	0026	7/24/03	\$260,000	1670	110	7	1950	3	5940	0	0	5121 S OTHELLO ST
021	007	941290	0027	12/9/02	\$207,000	860	300	7	1951	3	5676	0	0	5131 S OTHELLO ST
021	007	941290	0038	12/11/03	\$310,000	1060	0	7	1932	3	5280	0	0	5151 S OTHELLO ST
021	007	941290	0036	3/12/02	\$367,500	1830	1070	8	1938	4	3780	0	0	7301 SEWARD PARK AV S
079	004	023500	0095	10/1/02	\$291,000	1530	470	8	1955	3	5115	0	0	2487 S EDMUNDS ST
079	004	023500	0025	12/22/03	\$277,000	1450	1450	8	1958	3	5060	0	0	2486 S EDMUNDS ST
079	004	023500	0125	11/24/03	\$240,000	1210	420	7	1954	3	6231	0	0	2451 S EDMUNDS ST
079	004	082900	0020	1/21/02	\$245,000	1340	930	7	1993	3	3898	0	0	5944 28TH AV S
079	004	087700	0145	8/19/03	\$205,000	1020	830	7	1953	3	4331	0	0	2953 S GRAHAM ST
079	004	105900	0045	8/27/02	\$160,000	1030	0	6	1907	3	6600	0	0	3105 S FERDINAND ST
079	004	157110	0145	5/17/03	\$186,000	790	0	6	1910	3	5684	0	0	6209 30TH AV S
079	004	166250	0051	4/11/03	\$239,000	1220	800	7	1963	3	6600	0	0	6724 38TH AV S
079	004	171190	0340	9/8/03	\$181,000	940	0	7	1954	3	3780	0	0	5313 29TH AV S
079	004	171190	0185	11/25/02	\$231,200	910	0	6	1953	3	6000	0	0	2918 S BRANDON ST
079	004	171190	0030	7/16/03	\$133,000	670	0	5	1916	3	4000	0	0	5315 32ND AV S
079	004	175670	0025	6/11/03	\$205,000	940	660	7	1997	3	3300	0	0	3035 S EDMUNDS ST
079	004	175670	0100	10/6/03	\$299,950	1500	0	7	1913	4	3300	0	0	3104 S FERDINAND ST
079	004	175670	0090	3/26/02	\$232,500	870	100	6	1910	4	6600	0	0	3100 S FERDINAND ST
079	004	175670	0105	7/3/03	\$220,000	1090	350	6	1910	3	3300	0	0	3106 S FERDINAND ST
079	004	207010	0071	3/26/02	\$315,000	1900	420	8	1952	3	6948	0	0	4909 26TH AV S
079	004	212404	9028	6/5/03	\$200,000	1060	0	6	1979	3	8555	0	0	3006 S BRANDON ST
079	004	212404	9224	12/12/03	\$168,000	880	0	6	1953	3	7176	0	0	5042 31ST AV S
079	004	212404	9162	6/21/02	\$231,000	1160	600	6	1929	4	7356	0	0	5037 32ND AV S
079	004	222404	9077	3/11/03	\$228,000	1440	0	7	2000	3	3955	0	0	5818 32ND AV S
079	004	222404	9053	5/28/02	\$195,000	1590	0	6	1900	3	10450	0	0	5950 32ND AV S
079	004	266050	0240	12/4/03	\$199,950	1180	0	7	1975	3	5080	0	0	5012 32ND AV S
079	004	266050	0283	10/22/03	\$191,500	970	0	7	1956	3	5500	4	0	5034 32ND AV S
079	004	266050	0294	2/25/02	\$169,900	950	0	6	1948	3	3150	0	0	5044 32ND AV S

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079	004	266050	0286	6/14/03	\$156,000	720	0	6	1948	3	6644	0	0	3212 S DAWSON ST
079	004	268560	0090	1/13/03	\$260,000	1030	500	6	1921	3	6969	0	0	5929 25TH AV S
079	004	268560	0065	4/11/03	\$200,000	870	0	6	1925	3	7140	0	0	5902 BEACON AV S
079	004	274210	0151	5/24/02	\$339,000	1970	0	8	1978	3	4680	4	0	2815 S DAWSON ST
079	004	274210	0125	10/6/03	\$360,000	1580	1580	7	1955	3	7860	4	0	5204 29TH AV S
079	004	274210	0145	2/27/02	\$349,000	1480	960	7	1962	3	11205	6	0	5208 29TH AV S
079	004	274210	0305	10/11/02	\$240,000	1640	0	6	1948	3	18642	0	0	5059 30TH AV S
079	004	274210	0288	2/27/03	\$159,000	1080	0	6	1967	3	8943	0	0	5045 30TH AV S
079	004	274210	0090	10/24/03	\$271,000	1170	0	7	1923	3	5275	0	0	3002 S DAWSON ST
079	004	329570	0060	6/26/03	\$334,900	960	760	7	1941	4	5525	0	0	4820 27TH AV S
079	004	329570	0035	12/31/02	\$379,950	1710	0	7	1949	3	5525	4	0	4830 CREST PL S
079	004	329570	0040	7/10/02	\$295,000	1080	880	7	1941	3	5504	4	0	2720 S FERDINAND ST
079	004	333300	2028	12/22/03	\$307,500	1200	900	8	2003	3	7698	0	0	3538 S MORGAN ST
079	004	333300	2363	4/9/02	\$244,950	1200	0	7	1963	3	6050	0	0	6537 33RD AV S
079	004	333300	2211	3/1/02	\$285,000	1480	880	7	1997	3	7871	0	0	3511 S MORGAN ST
079	004	333300	2442	10/22/03	\$242,500	1590	0	7	1990	3	7140	0	0	3508 S HOLLY ST
079	004	333300	2164	6/29/03	\$198,500	1350	0	6	1979	3	6800	0	0	3555 B S MORGAN ST
079	004	333300	2162	3/28/03	\$145,000	1320	0	6	1979	3	5264	0	0	3555 A S MORGAN ST
079	004	333300	2300	8/25/03	\$248,000	670	220	6	1934	3	9007	0	0	6525 33RD AV S
079	004	333300	1931	12/1/03	\$220,000	1480	0	6	1911	3	7800	4	0	6402 33RD AV S
079	004	367740	0695	1/17/03	\$259,950	1090	810	8	1951	3	4800	0	0	4886 24TH AV S
079	004	367740	0419	6/7/02	\$288,000	1120	0	7	1962	3	4800	0	0	4947 24TH AV S
079	004	367740	0285	9/11/03	\$250,000	1190	0	8	1929	3	4980	0	0	2323 S COLUMBIAN WY
079	004	367740	0530	1/29/03	\$200,000	1800	0	6	1920	3	7388	0	0	5322 BEACON AV S
079	004	417460	0238	6/27/03	\$310,000	1220	0	8	1949	3	6209	0	0	5015 25TH AV S
079	004	417460	0072	7/25/03	\$395,000	2040	670	8	1997	3	5722	2	0	2424 S FERDINAND ST
079	004	417460	0262	10/29/02	\$299,950	1370	0	7	1951	3	5432	0	0	2615 S HUDSON ST
079	004	417460	0267	11/11/02	\$282,500	1040	260	7	1958	3	5511	0	0	5033 27TH AV S
079	004	417460	0323	7/11/03	\$227,000	1130	0	7	1954	3	6328	0	0	5212 26TH AV S
079	004	417460	0373	5/31/02	\$264,500	970	580	7	1955	3	6622	0	0	5325 24TH AV S
079	004	417460	0277	6/5/03	\$262,500	1000	310	7	1949	3	8400	0	0	2703 S DAWSON ST

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079	004	417460	0352	1/29/03	\$258,000	1160	1160	7	1956	3	6707	0	0	2415 S DAWSON ST
079	004	417460	0369	5/3/02	\$251,500	1090	1090	7	1974	3	5509	0	0	5312 24TH AV S
079	004	417460	0232	12/12/03	\$250,000	1640	560	7	1951	3	6235	0	0	5015 24TH PL S
079	004	417460	0380	10/11/02	\$278,900	1650	1210	7	1978	4	4239	0	0	5320 25TH AV S
079	004	417460	0332	1/7/02	\$163,000	830	0	7	1953	3	5628	0	0	5231 26TH AV S
079	004	417460	0383	10/26/02	\$199,950	790	0	6	1989	3	4518	0	0	5328 25TH AV S
079	004	417460	0318	2/21/02	\$299,950	1220	0	7	1921	3	5520	0	0	2515 S DAWSON ST
079	004	417460	0085	10/25/02	\$284,000	1880	0	7	1931	3	5180	0	0	2414 S FERDINAND ST
079	004	417460	0200	7/25/02	\$290,000	1880	220	7	1926	3	9293	0	0	2648 S HUDSON ST
079	004	428740	0015	10/14/03	\$199,950	850	0	7	1952	3	6250	0	0	2653 S MORGAN ST
079	004	428740	0005	3/3/03	\$207,950	1450	0	7	1951	3	5456	0	0	2665 S MORGAN ST
079	004	429970	0085	6/25/03	\$199,500	820	0	7	1949	3	5350	0	0	3117 S GRAHAM ST
079	004	434630	0030	5/21/03	\$247,000	1340	0	6	1928	3	10737	0	0	3015 S EDMUNDS ST
079	004	529520	0155	5/14/03	\$230,000	1820	0	7	1999	3	3060	0	0	2835 S ALASKA PL
079	004	549120	0050	12/19/03	\$350,000	1990	580	7	1962	3	11512	0	0	5529 26TH AV S
079	004	549120	0120	7/22/02	\$219,950	1120	820	7	1968	3	5633	0	0	5426 26TH AV S
079	004	663440	0090	8/18/03	\$290,000	1300	960	7	1980	3	5020	0	0	2533 S BRANDON CT
079	004	670680	0060	6/10/02	\$228,000	1300	0	7	1982	3	5304	0	0	3209 S MORGAN ST
079	004	739440	0095	1/17/03	\$144,000	720	0	6	1948	3	4000	4	0	5407 31ST AV S
079	004	752950	0085	1/4/02	\$339,990	1398	942	8	2001	3	5000	0	0	2510 S LUCILE ST
079	004	752950	0090	1/18/02	\$325,855	1398	942	8	2001	3	5324	0	0	2517 S LUCILE ST
079	004	752950	0100	2/5/02	\$325,855	1398	942	8	2001	3	5324	0	0	2501 S LUCILE ST
079	004	785700	3953	3/20/02	\$299,950	1940	0	8	1997	3	5414	0	0	2539 S GRAHAM ST
079	004	785700	0609	9/17/03	\$332,000	1730	0	8	2003	3	5000	0	0	2520 D S ORCAS ST
079	004	785700	0610	3/24/03	\$365,000	2330	0	8	2003	3	5165	0	0	2520 A S ORCAS ST
079	004	785700	0700	8/6/02	\$295,000	1220	520	8	1996	3	5793	0	0	2417 S ORCAS ST
079	004	785700	0608	6/23/03	\$356,000	2440	0	8	2003	3	5000	0	0	2520 E S ORCAS ST
079	004	785700	0607	7/29/03	\$350,000	2200	0	8	2003	3	5000	0	0	2520 C S ORCAS ST
079	004	785700	0606	9/26/03	\$320,000	1560	460	8	2003	3	6874	0	0	2520 B S ORCAS ST
079	004	785700	1545	7/7/03	\$185,400	830	0	7	1953	3	5000	0	0	2912 S MORGAN ST
079	004	785700	1318	11/19/02	\$299,000	1150	900	7	1970	3	5060	0	0	2815 S RAYMOND ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
079	004	785700	3660	7/20/03	\$233,000	1310	0	7	1953	3	6468	0	0	2470 S SPENCER ST
079	004	785700	3921	5/4/03	\$215,100	970	0	7	1969	3	6000	0	0	2560 S EDDY ST
079	004	785700	3515	7/30/03	\$227,000	950	0	7	1951	3	5148	0	0	6003 28TH AV S
079	004	785700	0812	9/17/03	\$350,000	2330	0	7	2003	3	6095	0	0	2544 S JUNEAU ST
079	004	785700	4110	3/18/03	\$218,500	880	0	7	1952	3	6150	0	0	2624 S MORGAN ST
079	004	785700	0125	1/27/03	\$232,500	1020	0	7	1946	3	5712	0	0	5450 BEACON AV S
079	004	785700	1225	9/17/03	\$236,000	930	700	7	1954	3	5000	0	0	2837 S JUNEAU ST
079	004	785700	1415	12/17/02	\$230,000	990	600	7	1964	3	6678	0	0	6142 28TH AV S
079	004	785700	1117	7/29/02	\$205,000	1050	0	7	1956	3	5000	0	0	5925 32ND AV S
079	004	785700	3901	9/19/02	\$260,000	1110	490	7	1955	4	8700	0	0	2532 S EDDY ST
079	004	785700	3675	8/12/03	\$188,000	1070	0	7	1952	3	7502	0	0	2486 S SPENCER ST
079	004	785700	1255	6/25/03	\$240,000	1220	800	7	1956	3	9076	0	0	5919 SHAFFER AV S
079	004	785700	4161	4/16/03	\$235,500	1180	400	7	1954	3	6250	0	0	2632 S MORGAN ST
079	004	785700	1900	9/10/03	\$202,000	1400	0	6	1955	3	6000	0	0	6740 28TH AV S
079	004	785700	3610	2/6/03	\$199,950	1030	0	6	1941	4	5004	0	0	2467 S SPENCER ST
079	004	785700	1810	12/4/03	\$182,000	1060	0	6	1953	3	5600	0	0	6602 28TH AV S
079	004	785700	0940	1/10/03	\$170,000	830	0	6	1953	4	5480	0	0	2840 S JUNEAU ST
079	004	785700	4210	5/8/03	\$215,000	920	0	7	1929	3	3640	0	0	6610 BEACON AV S
079	004	785700	1710	7/28/03	\$287,625	1190	0	6	1924	3	18751	0	0	6420 31ST AV S
079	004	785700	1410	10/25/02	\$165,000	520	0	6	1925	3	5512	0	0	6134 28TH AV S
079	004	785700	0430	3/28/03	\$207,000	1110	290	6	1921	3	22275	0	0	2802 S ORCAS ST
079	004	785700	1455	4/5/02	\$180,000	1060	0	6	1916	4	7625	0	0	2970 S GRAHAM ST
079	004	786650	0005	11/6/02	\$162,000	840	0	6	1941	3	5387	0	0	5503 32ND AV S
079	004	786650	0035	9/22/03	\$165,000	740	0	6	1923	3	5000	0	0	5519 32ND AV S
079	004	789060	0160	12/5/03	\$318,000	1408	870	9	2000	3	4000	0	0	5949 32ND AV S
079	004	789060	0135	4/19/02	\$305,000	1188	866	8	2001	3	4000	0	0	5954 31ST AV S
079	004	789060	0140	1/19/02	\$300,000	1188	866	8	2001	3	4773	0	0	5958 31ST AV S
079	004	789060	0114	8/11/03	\$265,000	1220	820	7	1993	3	5700	0	0	5937 32ND AV S
079	004	933180	0345	8/27/02	\$230,000	1600	0	7	1995	3	3200	0	0	5707 33RD AV S
079	004	933180	0230	11/8/02	\$232,000	810	720	6	2001	3	4100	0	0	3206 S ORCAS ST
079	004	933180	0375	6/30/03	\$172,000	830	0	6	1943	3	5250	0	0	3307 S ORCAS ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
079	004	933180	0115	4/26/03	\$165,000	600	0	6	1913	3	3700	0	0	5409 33RD AV S
079	004	933180	0350	7/30/02	\$215,000	1050	300	6	1916	3	5100	0	0	3217 S ORCAS ST
079	004	933180	0335	4/11/02	\$180,000	1210	0	6	1917	3	3500	0	0	3209 S ORCAS ST
079	004	933180	0140	1/24/02	\$175,000	1530	0	6	1912	3	7500	0	0	3205 S LUCILE ST
079	004	933180	0650	9/5/03	\$146,500	590	590	6	1918	3	5000	0	0	5418 33RD AV S
079	004	933180	0615	5/10/03	\$150,000	710	0	6	1916	3	6200	0	0	5402 33RD AV S
079	004	941840	0190	4/9/02	\$249,000	1060	700	7	1954	3	8040	0	0	6044 33RD AV S
079	004	941840	0320	4/18/02	\$184,000	1200	0	7	1960	3	6160	0	0	6008 32ND AV S
079	004	941840	0130	7/14/03	\$209,950	1940	0	7	1965	3	7980	0	0	6107 35TH AV S
079	004	941840	0205	8/21/03	\$219,000	1120	140	7	1912	3	8040	0	0	6026 33RD AV S
079	006	060300	0525	3/4/03	\$307,000	1360	930	8	2003	3	4506	0	0	9400 37TH AV S
079	006	060300	0530	6/18/03	\$313,000	2320	0	8	2003	3	4507	0	0	9406 37TH AV S
079	006	060300	0465	2/27/03	\$249,900	1100	780	7	1956	3	6100	0	0	9345 38TH AV S
079	006	060300	1090	8/18/03	\$205,500	1200	0	7	1962	3	4058	0	0	8801 39TH AV S
079	006	060300	1975	9/24/03	\$240,000	970	970	7	1974	3	6485	1	0	9015 CARKEEK DR S
079	006	060300	1215	6/27/02	\$255,000	1908	0	7	1996	3	4160	0	0	9106 BEACON AV S
079	006	060300	1975	8/23/02	\$230,000	970	970	7	1974	3	6485	1	0	9015 CARKEEK DR S
079	006	060300	0535	1/28/03	\$197,000	1450	0	7	1958	3	5000	0	0	9410 37TH AV S
079	006	060300	1095	12/8/03	\$268,000	1620	780	7	1993	3	4800	0	0	8806 39TH AV S
079	006	060300	1520	8/27/03	\$226,750	1250	410	7	1953	3	7966	0	0	9430 HARADEN PL S
079	006	060300	1526	8/20/03	\$166,950	820	0	7	1952	3	9486	0	0	9414 HARADEN PL S
079	006	060300	0540	9/30/02	\$203,300	1070	250	7	1958	3	5000	0	0	9416 37TH AV S
079	006	060300	1095	11/4/02	\$237,700	1620	780	7	1993	3	4800	0	0	8806 39TH AV S
079	006	060300	0430	3/20/03	\$195,000	730	0	6	1944	3	4000	0	0	9320 37TH AV S
079	006	060300	0435	9/24/03	\$195,000	1080	0	6	1942	3	6000	0	0	9324 37TH AV S
079	006	060300	0330	12/15/03	\$190,000	660	0	6	1948	3	5000	0	0	9243 38TH AV S
079	006	060300	0505	5/19/03	\$184,000	880	0	6	1942	3	8000	0	0	9309 38TH AV S
079	006	060300	0378	9/18/02	\$164,000	1040	0	6	1946	3	3920	0	0	9219 38TH AV S
079	006	060300	0360	7/15/03	\$121,500	700	0	5	1942	3	4000	0	0	9223 38TH AV S
079	006	060300	1020	9/29/03	\$222,500	1040	140	7	1929	3	4000	0	0	9015 39TH AV S
079	006	060300	1725	2/6/02	\$185,000	1070	0	7	1934	3	5800	0	0	9440 CARKEEK DR S

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079	006	060300	0810	9/16/03	\$189,000	1060	0	6	1930	3	4000	0	0	9237 39TH AV S
079	006	060300	0840	3/25/02	\$209,183	1680	770	6	1927	4	4000	0	0	9215 39TH AV S
079	006	060300	1700	11/1/03	\$125,000	810	0	6	1915	3	4000	0	0	9412 39TH AV S
079	006	272404	9205	6/17/03	\$288,000	1120	600	8	1999	3	5883	0	0	35TH AV S
079	006	272404	9040	6/12/02	\$240,000	1420	1340	7	1966	3	12096	0	0	7310 35TH AV S
079	006	285380	0060	10/16/03	\$237,000	1110	500	7	1970	3	4930	0	0	3811 S SULLIVAN ST
079	006	285380	0010	1/10/03	\$245,000	1110	500	7	1968	3	5077	0	0	8501 39TH AV S
079	006	303120	0305	5/23/03	\$226,700	1010	190	7	1952	3	8906	0	0	7321 33RD AV S
079	006	303120	0111	10/8/03	\$252,500	1010	1010	7	1965	3	5400	0	0	7230 33RD AV S
079	006	303120	0111	10/17/02	\$241,300	1010	1010	7	1965	3	5400	0	0	7230 33RD AV S
079	006	303120	0025	2/20/02	\$295,000	1560	240	7	1921	3	8760	0	0	7130 32ND AV S
079	006	303120	0130	8/28/02	\$189,999	800	0	7	1938	3	8906	0	0	7209 35TH AV S
079	006	303120	0135	8/18/03	\$200,000	980	0	6	1926	4	10456	0	0	7203 35TH AV S
079	006	303120	0180	5/22/03	\$159,000	860	0	6	1928	3	8906	0	0	7342 33RD AV S
079	006	342404	9060	12/24/03	\$250,000	1020	500	7	1957	3	6040	0	0	8024 36TH AV S
079	006	342404	9118	3/22/02	\$239,950	900	280	7	1964	3	8930	0	0	3619 S CLOVERDALE ST
079	006	342404	9110	6/24/03	\$247,500	1290	340	7	1959	3	5814	0	0	7919 37TH AV S
079	006	342404	9060	5/14/02	\$215,000	1020	500	7	1957	3	6040	0	0	8024 36TH AV S
079	006	342404	9056	11/6/02	\$175,000	1170	0	7	1951	3	6893	0	0	8664 BEACON AV S
079	006	383960	0076	6/3/02	\$339,950	1730	670	8	2001	3	6325	3	0	8434 36TH AV S
079	006	383960	0058	5/14/03	\$230,000	1500	0	7	1961	3	6547	0	0	8425 37TH AV S
079	006	383960	0018	2/21/03	\$234,000	2030	0	7	1961	3	5960	0	0	8317 37TH AV S
079	006	400310	0070	1/14/03	\$210,000	1060	550	7	1970	3	6134	0	0	8423 38TH AV S
079	006	400600	0268	1/18/02	\$295,000	1322	870	8	2001	3	5390	0	0	8319 RENTON AV S
079	006	400600	0617	10/15/02	\$325,000	1400	890	8	2002	3	5885	0	0	8318 38TH AV S
079	006	400600	0479	11/20/03	\$282,682	1250	780	7	1999	3	5675	0	0	3935 S CLOVERDALE ST
079	006	400600	0446	5/20/03	\$232,000	1120	700	7	1959	3	5000	0	0	3948 S CLOVERDALE ST
079	006	400600	0236	7/19/02	\$258,000	1230	880	7	1992	3	5127	0	0	8424 M. LUTHER KING JR WY S
079	006	400600	0162	11/24/03	\$245,000	1280	940	7	1980	3	6225	0	0	8639 44TH AV S
079	006	400600	0492	6/12/03	\$322,000	2590	360	7	2003	3	11387	0	0	3925 A S CLOVERDALE ST
079	006	400600	0508	2/21/02	\$197,000	900	390	7	1954	3	5594	0	0	3802 S CLOVERDALE ST

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079	006	400600	0486	6/5/03	\$318,000	1730	660	7	2003	3	7794	0	0	3925 E S CLOVERDALE ST
079	006	400600	0494	6/19/03	\$320,000	2590	360	7	2003	3	6110	0	0	3925 B S CLOVERDALE ST
079	006	400600	0496	7/8/03	\$318,000	2590	360	7	2003	3	6161	0	0	3925 C CLOVERCREST ST
079	006	400600	0488	6/26/03	\$310,000	1730	660	7	2003	3	7129	0	0	3925 F CLOVERCREST ST
079	006	400600	0490	6/13/03	\$310,000	1730	660	7	2003	3	5777	0	0	3925 G S CLOVERDALE ST
079	006	400600	0474	4/28/03	\$180,000	1080	0	7	1968	3	8089	0	0	3907 S SULLIVAN ST
079	006	400600	0466	10/24/03	\$298,000	1732	660	7	2003	3	6906	0	0	3925 D S CLOVERDALE ST
079	006	400600	0441	11/24/03	\$216,500	1390	400	7	1978	3	5800	0	0	3908 S CLOVERDALE ST
079	006	400600	0258	8/5/03	\$165,000	970	0	7	1968	3	6225	0	0	8323 43RD AV S
079	006	400600	0233	9/23/03	\$205,000	1490	0	6	1968	3	13800	0	0	8415 44TH AV S
079	006	400600	0244	12/18/02	\$161,000	860	0	6	1976	3	5280	0	0	8337 M. LUTHER KING JR WY S
079	006	400600	0407	3/6/03	\$245,000	1430	0	6	1925	3	8995	0	0	3928 S THISTLE ST
079	006	400600	0402	1/23/03	\$240,000	1390	0	6	1926	4	9000	0	0	3922 S THISTLE ST
079	006	688252	0020	4/29/03	\$218,000	820	820	7	1973	3	7085	0	0	8305 42ND PL S
079	006	724350	0015	10/31/02	\$239,450	860	370	6	1923	3	5472	3	0	8034 BEACON AV S
079	006	724350	0035	5/7/03	\$215,000	680	110	6	1925	3	6492	0	0	8316 BEACON AV S
079	006	724350	0015	5/2/02	\$175,000	860	370	6	1923	3	5472	3	0	8034 BEACON AV S
079	006	733840	0420	5/29/03	\$249,950	1440	1000	7	1971	3	3749	0	0	3501 S MONROE ST
079	006	733840	0215	3/6/02	\$229,000	1220	0	7	1951	4	7500	0	0	3510 S CHICAGO ST
079	006	733840	0193	7/23/03	\$198,000	860	370	6	1949	3	2331	0	0	3503 S PORTLAND ST
079	006	733840	0346	9/27/02	\$128,000	800	0	5	1925	3	3240	0	0	7908 BEACON AV S
079	006	785700	3027	9/18/03	\$325,000	1210	1160	7	1986	3	7066	0	0	7160 BEACON AV S
079	006	789630	0161	9/29/03	\$195,000	1240	0	7	1955	3	6250	0	0	9220 36TH AV S
079	006	789630	0171	6/26/03	\$171,000	630	0	6	1942	3	6034	0	0	9241 37TH AV S
079	006	804860	0060	4/22/02	\$168,000	780	140	7	1950	3	6234	0	0	8635 38TH AV S
079	006	810190	0518	7/28/03	\$265,000	1340	800	8	1998	3	7500	0	0	3707 S PERRY ST
079	006	810190	0519	2/18/02	\$247,000	1340	800	8	1998	3	7500	0	0	3715 S PERRY ST
079	006	810190	0095	10/24/02	\$210,000	1170	340	8	1954	3	6000	0	0	3716 S BURNS ST
079	006	810190	0275	4/18/02	\$155,000	1360	0	7	1980	3	6250	0	0	3912 S PILGRIM ST
079	006	810190	0495	5/27/03	\$240,000	1040	480	7	1997	3	7500	0	0	3732 S PERRY ST
079	006	810190	0030	11/14/03	\$225,000	1230	400	7	1941	3	6000	0	0	9604 40TH AV S

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079	006	810190	0230	12/3/03	\$200,000	960	200	7	1952	3	6250	0	0	3952 S PILGRIM ST
079	006	810190	0375	2/6/03	\$260,000	1500	960	7	1963	3	7500	0	0	3945 S PILGRIM ST
079	006	810190	0405	10/23/03	\$242,327	1340	1000	7	1969	3	7200	0	0	9658 41ST AV S
079	006	810190	0220	8/19/02	\$228,000	1400	520	7	1955	3	6000	0	0	3964 S PILGRIM ST
079	006	810190	0575	6/19/03	\$202,000	1160	770	7	1997	3	7500	0	0	3765 S PERRY ST
079	006	810190	0260	10/28/02	\$176,000	770	0	6	1950	3	6250	0	0	3924 S PILGRIM ST
079	006	810190	0045	6/26/02	\$230,000	1380	0	7	1937	3	5400	0	0	3916 S BURNS ST
079	006	868550	0226	10/14/03	\$281,500	1320	500	7	1959	3	5600	0	0	3522 S PORTLAND ST
079	007	000180	0080	12/31/03	\$230,000	1070	300	7	1940	3	5662	0	0	1711 S SNOQUALMIE ST
079	007	000520	0083	3/22/02	\$280,000	1380	580	6	1942	5	15300	2	0	6730 MARS AV S
079	007	000520	0069	10/21/03	\$266,000	1000	740	7	1954	3	4978	0	0	6784 MARS AV S
079	007	000520	0114	11/13/03	\$274,000	1190	550	7	1978	3	5778	0	0	6748 MARS AV S
079	007	000520	0075	3/18/03	\$310,000	2300	0	7	1988	3	5079	2	0	6753 MARS AV S
079	007	000520	0113	4/29/02	\$260,000	1170	600	7	1965	3	7700	0	0	2529 S WILLOW ST
079	007	000520	0065	10/10/02	\$275,000	1800	0	7	1941	3	9476	2	0	6765 MARS AV S
079	007	000520	0070	9/26/03	\$246,000	2050	450	7	1941	3	7057	2	0	6756 MARS AV S
079	007	000520	0082	11/22/02	\$210,000	910	0	6	1948	3	6250	2	0	6924 SWIFT AV S
079	007	000740	0101	8/21/03	\$348,000	1930	1070	8	1992	3	12500	0	0	7815 32ND AV S
079	007	000740	0055	8/19/03	\$165,000	780	0	6	1921	3	8820	0	0	8339 BEACON AV S
079	007	033900	0015	10/6/03	\$230,000	760	300	7	1947	3	6201	0	0	2610 S AVON CREST PL
079	007	055500	0303	3/28/02	\$319,900	2310	0	9	2001	3	5253	0	0	6412 B 23RD AV S
079	007	055500	0302	1/11/02	\$329,000	2410	0	9	2001	3	6896	0	0	6412 C 23RD AV S
079	007	055500	0340	10/29/02	\$280,000	1407	0	8	1996	3	5046	2	0	6425 24TH AV S
079	007	055500	0077	7/30/02	\$346,000	2636	0	8	2002	3	5001	0	0	2208 S EDDY ST
079	007	055500	0304	4/16/02	\$309,000	1569	492	8	2001	3	5251	0	0	6412 A 23RD AV S
079	007	055500	0325	9/23/03	\$218,000	1480	0	8	1996	3	5037	2	0	6411 24TH AV S
079	007	055500	0135	7/2/03	\$175,000	840	0	6	1900	3	16883	0	0	2111 S GRAHAM ST
079	007	060000	0130	6/23/03	\$449,950	1990	1490	8	1987	4	9614	0	0	1525 S FERDINAND ST
079	007	060000	0170	2/8/02	\$249,000	1160	120	7	1961	3	12566	0	0	1715 S FERDINAND ST
079	007	060000	0505	2/5/02	\$185,000	1300	0	6	1908	3	9867	0	0	1547 S ANGELINE ST
079	007	061340	0140	10/20/03	\$240,000	1110	730	7	1977	3	5158	0	0	6809 VISTA AV S

**Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
079	007	088600	0065	3/25/02	\$204,000	1830	0	7	1943	3	7006	0	0	3002 S AUSTIN ST
079	007	088600	0145	9/19/03	\$178,000	1210	0	7	1943	3	6919	0	0	2975 S WEBSTER ST
079	007	088600	0085	12/16/02	\$240,000	1150	0	6	1943	4	8487	0	0	2900 S AUSTIN ST
079	007	088600	0110	8/29/02	\$195,000	860	290	6	1943	3	7103	0	0	2931 S WEBSTER ST
079	007	088600	0135	12/22/03	\$157,000	680	0	6	1943	3	6944	0	0	2963 S WEBSTER ST
079	007	157770	0210	12/27/02	\$317,000	1990	650	7	1994	3	4942	0	0	5835 20TH AV S
079	007	167340	0060	7/17/02	\$135,000	980	0	6	1930	3	4000	0	0	8603 BEACON AV S
079	007	170840	0165	7/3/02	\$169,950	1360	0	7	1941	3	5916	0	0	4855 COLUMBIA DR S
079	007	170840	0050	10/11/02	\$242,000	1100	0	7	1941	3	5335	0	0	4843 20TH AV S
079	007	170840	0140	6/23/03	\$226,155	890	0	7	1941	3	6552	0	0	4831 COLUMBIA DR S
079	007	170840	0405	11/19/03	\$236,000	900	0	7	1941	3	6828	0	0	5107 20TH AV S
079	007	170840	0130	6/27/03	\$246,000	1630	0	7	1941	3	5700	0	0	2053 S FERDINAND ST
079	007	170840	0985	12/19/02	\$233,800	1330	0	7	1941	3	5280	0	0	5216 20TH AV S
079	007	170840	0230	4/29/02	\$200,000	1100	0	7	1941	3	7260	0	0	4852 20TH AV S
079	007	170840	0990	8/26/02	\$237,200	1120	490	7	1941	3	5280	0	0	5210 20TH AV S
079	007	170840	0930	10/16/02	\$192,000	1140	0	7	1941	3	5225	0	0	2122 S BRANDON ST
079	007	170840	0745	3/10/03	\$189,000	900	0	7	1941	3	5046	0	0	5202 COLUMBIA DR S
079	007	170840	0525	1/24/02	\$213,000	1540	0	7	1941	3	5472	0	0	5306 COLUMBIA DR S
079	007	170840	0070	6/14/02	\$225,500	1100	700	7	1941	3	5335	0	0	4865 20TH AV S
079	007	170840	0955	7/1/02	\$185,400	890	0	7	1941	3	5760	0	0	2012 S BRANDON ST
079	007	170840	0100	10/23/03	\$225,000	1320	0	7	1941	3	5225	0	0	2019 S FERDINAND ST
079	007	170840	0360	10/17/02	\$219,000	1180	0	7	1941	3	6175	0	0	2016 S PEARL ST
079	007	170840	0680	9/18/02	\$247,500	1890	0	7	1941	4	5060	0	0	2119 S PEARL ST
079	007	170840	0410	5/3/02	\$200,000	1340	0	7	1941	3	5500	0	0	5111 20TH AV S
079	007	170840	1045	11/14/02	\$231,000	1120	850	7	1941	3	7840	0	0	2005 S PEARL ST
079	007	170840	0160	11/14/02	\$230,000	1450	350	7	1941	3	5150	0	0	4851 COLUMBIA DR S
079	007	170840	0590	3/15/02	\$170,000	810	0	7	1941	3	5225	0	0	2115 S BRANDON ST
079	007	170840	0755	10/23/03	\$282,000	2230	280	7	1941	4	5880	0	0	5204 21ST AV S
079	007	171490	0850	7/1/02	\$214,900	1360	0	6	1965	4	6360	2	0	6038 19TH AV S
079	007	171490	0800	11/17/03	\$208,500	940	0	7	1909	3	6960	2	0	6008 19TH AV S
079	007	171490	0445	4/15/02	\$185,000	950	600	6	1918	3	6960	0	0	5918 19TH AV S

**Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
079	007	171490	0235	1/3/02	\$181,000	860	0	6	1911	3	7840	0	0	5810 18TH AV S
079	007	175370	0190	9/2/03	\$285,000	1180	800	7	1980	3	7301	3	0	6610 SWIFT AV S
079	007	175370	0565	2/12/02	\$170,500	720	150	6	1940	3	5000	0	0	2440 S WARSAW ST
079	007	179570	0020	11/6/03	\$249,950	1340	600	8	1979	3	5032	0	0	7005 COVELLO DR S
079	007	186740	0035	6/6/02	\$250,000	1020	300	7	1947	3	6270	0	0	5526 23RD AV S
079	007	186740	0105	2/3/03	\$245,000	1180	600	7	1947	3	8400	0	0	2314 S DEAN CT
079	007	212404	9230	10/29/02	\$379,000	1610	1610	7	1961	3	6840	0	0	4838 19TH AV S
079	007	212404	9256	8/23/02	\$253,000	1760	0	7	1967	3	6160	0	0	5832 22ND AV S
079	007	212404	9163	10/25/03	\$226,500	960	0	7	1989	3	15150	0	0	1924 S GRAHAM ST
079	007	212404	9199	12/2/02	\$224,000	930	930	7	1960	3	8840	0	0	6105 23RD AV S
079	007	212404	9139	5/27/03	\$223,500	860	180	6	1945	3	3914	2	0	5817 20TH AV S
079	007	212404	9073	9/22/03	\$224,000	820	0	6	1944	3	8960	0	0	5500 23RD AV S
079	007	212404	9128	8/23/02	\$260,000	1120	200	7	1936	3	6150	0	0	5413 BEACON AV S
079	007	282210	0175	7/15/03	\$205,000	790	500	7	1978	3	4850	0	0	6122 GOULD AV S
079	007	282210	0160	2/21/03	\$174,000	860	0	6	1957	3	6305	0	0	6202 GOULD AV S
079	007	282210	0030	7/8/03	\$150,000	720	0	5	1946	3	4850	0	0	6045 24TH AV S
079	007	284150	0070	5/13/02	\$255,000	1180	1180	7	1978	3	7483	2	0	6715 VISTA AV S
079	007	286110	0055	4/15/02	\$195,000	1040	0	7	1954	4	5100	0	0	6100 23RD AV S
079	007	305860	0066	6/10/03	\$143,000	1110	0	6	1900	3	5085	0	0	6423 23RD AV S
079	007	324160	0026	5/20/02	\$155,000	770	0	7	1959	3	5000	0	0	8827 36TH AV S
079	007	324160	0145	8/25/02	\$228,530	1270	600	6	1959	3	6000	0	0	8812 36TH AV S
079	007	367790	0145	4/16/02	\$245,000	1520	500	8	1958	3	6450	0	0	1776 S COLUMBIAN WY
079	007	373280	0375	7/15/02	\$380,000	1392	0	8	2002	3	5546	0	0	1552 S SHELTON ST
079	007	373280	0218	1/21/03	\$338,000	1274	970	8	2003	3	7385	0	0	1555 S PEARL ST
079	007	373280	0211	10/31/02	\$357,000	1414	1030	8	2003	3	7909	0	0	1535 S PEARL ST
079	007	373280	0293	2/27/02	\$336,500	2201	0	7	2001	3	7262	0	0	1542 S PEARL ST
079	007	373280	0515	6/16/03	\$295,000	1080	490	7	1970	3	9377	0	0	1718 S PEARL ST
079	007	373280	0290	3/13/02	\$336,500	2201	0	7	2001	3	7262	0	0	1546 S PEARL ST
079	007	373280	0207	5/20/03	\$298,000	2070	0	7	1998	3	7237	0	0	1529 S PEARL ST
079	007	373280	0501	7/11/02	\$280,000	1320	560	7	1974	4	8120	2	0	4983 19TH AV S
079	007	373280	0276	4/4/03	\$267,000	1450	380	7	1956	3	5395	0	0	4963 17TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
079	007	373280	0316	9/23/03	\$202,000	750	0	6	1949	3	4005	0	0	4974 15TH AV S
079	007	373280	0510	3/6/03	\$220,000	860	0	6	1954	3	8500	0	0	1730 S PEARL ST
079	007	373280	0420	5/21/02	\$185,950	970	0	6	1944	3	6834	0	0	1736 S SHELTON ST
079	007	373280	0355	5/16/03	\$184,000	1020	0	6	1949	3	5494	0	0	1518 S SHELTON ST
079	007	373280	0210	12/13/02	\$234,000	1040	120	6	1938	3	7221	0	0	1537 S PEARL ST
079	007	373280	0196	4/24/03	\$239,950	1500	300	6	1909	3	7216	0	0	1515 S PEARL ST
079	007	373280	0525	1/7/03	\$202,850	1190	220	6	1926	3	5015	0	0	4980 17TH AV S
079	007	379290	0050	5/16/02	\$323,000	2180	870	8	1981	3	5073	0	0	2208 S MEAD ST
079	007	524880	0265	7/30/03	\$201,000	1090	0	7	1970	3	4000	0	0	5514 20TH AV S
079	007	524880	0040	2/25/02	\$179,950	740	0	7	1954	3	5000	0	0	5401 23RD AV S
079	007	524880	0205	8/14/03	\$260,000	1020	1020	7	1997	3	6204	2	0	5543 20TH AV S
079	007	524880	0570	4/1/03	\$220,000	830	0	6	1952	3	6000	0	0	5555 22ND AV S
079	007	524880	0410	8/15/02	\$205,500	1070	0	6	1951	3	4000	0	0	5531 21ST AV S
079	007	524880	0760	7/30/03	\$210,000	780	180	6	1950	3	4000	0	0	5555 23RD AV S
079	007	524880	0290	2/14/02	\$220,250	720	670	6	1942	3	4000	0	0	5532 20TH AV S
079	007	524880	0665	4/17/02	\$179,950	840	0	6	1950	3	4000	0	0	5522 22ND AV S
079	007	524880	0590	8/19/03	\$190,000	670	640	6	1940	4	4000	0	0	5537 22ND AV S
079	007	524880	0345	4/1/03	\$145,000	780	0	6	1942	3	4000	0	0	5574 20TH AV S
079	007	524880	0450	10/6/03	\$239,000	1190	0	7	1934	3	4600	0	0	5500 21ST AV S
079	007	524880	0120	5/29/03	\$229,000	770	0	6	1924	3	6000	0	0	5401 21ST AV S
079	007	524880	0545	1/24/03	\$135,000	740	0	5	1932	3	4000	0	0	5573 22ND AV S
079	007	724350	0250	2/28/02	\$203,800	890	540	7	1954	3	5320	0	0	8031 BEACON AV S
079	007	733840	0725	10/28/02	\$240,000	1150	1120	6	1931	5	5000	0	0	3225 S KENYON ST
079	007	733840	0820	2/27/02	\$199,950	1100	760	7	1979	3	5000	0	0	7812 32ND AV S
079	007	733840	0435	10/3/02	\$205,000	1010	0	7	1958	3	6062	0	0	8007 BEACON AV S
079	007	733840	2135	8/28/02	\$257,500	1070	1030	7	1976	3	6100	0	0	3035 S PORTLAND ST
079	007	733840	1635	5/8/03	\$232,000	840	410	7	1972	3	5000	0	0	3039 S AUSTIN ST
079	007	733840	1910	9/25/03	\$215,000	615	835	7	1997	3	2500	0	0	3031 C S HOLDEN ST
079	007	733840	2150	10/1/03	\$249,950	1070	1030	7	1977	3	6400	0	0	3029 S PORTLAND ST
079	007	733840	0525	12/2/02	\$245,000	1840	0	7	2003	3	2500	0	0	3203 S MONROE ST
079	007	733840	0520	1/6/03	\$244,000	1840	0	7	2003	3	2500	0	0	3201 S MONROE ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
079	007	733840	2690	2/14/02	\$230,000	1010	620	7	1979	3	7071	0	0	2855 S PORTLAND ST
079	007	733840	0585	5/20/03	\$238,000	1840	0	7	2003	3	2500	0	0	3202 S MONROE ST
079	007	733840	1025	3/19/02	\$179,000	990	0	7	1953	3	5200	0	0	3206 S CHICAGO ST
079	007	733840	1185	6/4/02	\$208,000	1550	0	7	2003	3	2500	0	0	7752 32ND AV S
079	007	733840	2190	4/10/03	\$226,950	1440	0	7	2003	3	2500	0	0	3003 S PORTLAND ST
079	007	733840	2200	4/22/03	\$225,000	1440	0	7	2003	3	2500	0	0	3001 S PORTLAND ST
079	007	733840	1610	5/20/03	\$192,000	790	0	6	1940	3	4500	0	0	3059 S AUSTIN ST
079	007	733840	1175	3/6/02	\$189,000	780	0	6	1929	3	5000	0	0	3205 S PORTLAND ST
079	007	754980	0747	2/14/03	\$321,400	1370	1030	7	1989	3	5040	0	0	5335 18TH AV S
079	007	754980	1957	8/21/03	\$205,000	1010	0	7	1968	3	4320	0	0	5561 16TH AV S
079	007	754980	0756	10/22/03	\$277,500	1320	740	7	1989	3	5269	0	0	5338 17TH AV S
079	007	754980	0080	7/29/02	\$264,000	1824	0	7	2000	3	3060	0	0	1512 S BENNETT ST
079	007	754980	1950	9/26/03	\$190,000	750	400	7	1952	3	4428	0	0	5571 16TH AV S
079	007	754980	1517	5/14/02	\$254,000	1360	760	7	1964	3	4961	0	0	5513 18TH AV S
079	007	754980	1465	5/20/02	\$205,000	1480	0	7	1996	3	3360	0	0	5543 18TH AV S
079	007	754980	1700	9/18/03	\$175,000	780	0	6	1942	3	5600	0	0	5545 17TH AV S
079	007	754980	0610	4/1/03	\$294,950	1530	440	7	1918	3	5076	0	0	5304 16TH AV S
079	007	754980	0762	11/8/02	\$242,000	1490	0	7	1913	3	4600	0	0	5310 18TH AV S
079	007	754980	1776	4/23/03	\$209,000	840	840	7	1918	3	3360	0	0	1615 S LUCILE ST
079	007	754980	0565	1/2/02	\$215,000	950	0	7	1930	3	4860	0	0	5321 16TH AV S
079	007	754980	1890	3/10/03	\$246,000	1070	0	6	1922	3	6480	0	0	5538 15TH AV S
079	007	754980	1510	9/5/03	\$249,000	710	500	6	1918	3	6720	0	0	5519 18TH AV S
079	007	754980	1110	7/11/02	\$179,980	800	0	6	1910	3	6720	0	0	5532 18TH AV S
079	007	754980	0200	5/20/03	\$245,000	1170	400	6	1918	4	6121	0	0	1402 S BENNETT ST
079	007	754980	0340	2/22/02	\$230,000	1390	0	6	1910	4	6000	0	0	5316 14TH AV S
079	007	754980	0140	2/18/03	\$150,000	760	0	6	1918	3	3060	0	0	1612 S BENNETT ST
079	007	754980	1150	10/13/03	\$137,589	740	0	6	1925	4	5600	0	0	5558 18TH AV S
079	007	754980	2585	2/14/02	\$192,500	740	740	6	1910	4	6480	0	0	5834 16TH AV S
079	007	770760	0071	12/2/02	\$192,600	960	0	6	1953	3	5000	0	0	2401 S GRAHAM ST
079	007	785700	3287	4/9/02	\$350,000	2462	0	8	2001	3	7044	0	0	7325 BEACON AV S
079	007	785700	3205	4/4/02	\$279,950	1840	510	8	2001	3	3205	0	0	7401 MILITARY RD S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
079	007	785700	3277	10/22/03	\$240,000	1310	0	7	1957	3	5700	0	0	7329 BEACON AV S
079	007	785700	3715	8/4/03	\$280,000	1200	600	7	1951	3	9821	0	0	6029 BEACON AV S
079	007	785700	3765	5/23/02	\$197,850	850	280	7	1954	3	5848	0	0	6016 24TH AV S
079	007	785700	3755	8/25/03	\$240,950	990	140	6	1925	3	4401	0	0	6017 BEACON AV S
079	007	869280	0015	4/5/02	\$200,000	880	390	7	1955	3	7176	0	0	5915 23RD AV S
079	007	872060	0015	7/22/02	\$236,000	760	0	7	1937	3	5000	0	0	5325 BEACON AV S
079	007	896190	0090	3/14/03	\$329,000	1410	1410	8	1994	3	5358	0	0	2010 S RAYMOND ST
079	007	932035	0080	12/6/02	\$400,000	1920	410	9	2002	3	5588	2	0	1864 S BRANDON PL
079	007	932035	0090	7/7/03	\$400,000	1920	410	9	2002	3	5246	2	0	1859 S BRANDON PL
079	007	932035	0170	4/17/02	\$361,898	2421	0	9	2001	3	3672	2	0	5218 19TH PL S
079	007	932035	0180	5/16/02	\$359,950	2421	0	9	2001	3	3658	2	0	5222 19TH PL S
079	007	932035	0190	4/30/02	\$359,950	2421	0	9	2001	3	3644	2	0	5226 19TH PL S
079	007	932035	0160	5/9/02	\$351,450	2421	0	9	2001	3	3686	2	0	5214 19TH PL S
079	007	944830	0070	12/4/03	\$335,000	1510	0	7	1986	3	8450	0	0	1730 S DAWSON ST
079	007	944830	0131	4/16/02	\$213,888	1120	220	7	1955	3	7250	0	0	1529 S DAWSON ST
079	007	944830	0140	5/14/03	\$254,500	1460	950	6	1990	4	7250	0	0	1509 S DAWSON ST
079	007	944830	0146	8/30/02	\$255,000	1060	1060	6	1907	3	4540	0	0	1503 S DAWSON ST
079	007	944830	0018	4/14/03	\$223,800	820	820	6	1928	3	7198	0	0	1344 S DAWSON ST
079	007	944830	0130	12/12/02	\$215,000	1370	0	6	1909	3	7250	0	0	1535 S DAWSON ST
079	007	944830	0106	12/16/03	\$187,000	820	0	6	1921	3	7250	0	0	1717 S DAWSON ST

**Improved Sales Removed from this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	001	027200	0900	2/27/02	\$84,000	DORRatio
21	001	027200	0180	5/30/02	\$71,000	DORRatio
21	001	027200	0020	7/16/02	\$260,000	RELOCATION - SALE BY SERVICE
21	001	027200	0020	7/11/02	\$260,000	RELOCATION - SALE TO SERVICE
21	001	029900	0015	6/18/03	\$80,663	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	001	066900	0085	3/12/02	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	001	169590	0100	5/6/03	\$182,550	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	001	182230	0055	3/13/03	\$78,443	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	001	239460	0160	6/7/02	\$100,000	DORRatio
21	001	239460	0155	9/19/03	\$40,363	DORRatio
21	001	388190	0690	2/20/03	\$75,344	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	001	539360	1725	4/7/03	\$225,500	BANKRUPTCY - RECEIVER OR TRUSTEE
21	001	539460	0225	8/27/02	\$125,000	DORRatio
21	001	570000	0070	10/29/02	\$275,000	DIAGNOSTIC OUTLIER
21	001	570000	0070	6/26/03	\$360,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
21	001	570000	0080	7/2/02	\$359,900	SALE FROM ESCROW COMPANY FOR UNRECORDED CONTRACT
21	001	570000	0270	5/31/02	\$575,000	DIAGNOSTIC OUTLIER
21	001	570000	0045	5/30/02	\$99,242	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	001	570000	0025	5/6/02	\$260,500	RELATED PARTY, FRIEND, OR NEIGHBOR
21	001	690970	0340	8/8/02	\$215,000	DIAGNOSTIC OUTLIER
21	001	691020	0060	12/29/03	\$289,000	DIAGNOSTIC OUTLIER
21	001	795400	0125	11/20/02	\$73,155	DORRatio
21	001	811110	0091	6/25/02	\$270,000	DIAGNOSTIC OUTLIER
21	001	811110	0020	2/16/02	\$96,947	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	001	885000	0955	3/20/03	\$154,640	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	001	885000	0950	1/23/03	\$79,938	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	001	912200	1325	4/1/03	\$135,550	QUIT CLAIM DEED DORRatio
21	003	128230	1055	3/26/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	003	570000	0510	10/7/02	\$760,000	DIAGNOSTIC OUTLIER
21	003	570000	2430	4/17/03	\$315,500	DIAGNOSTIC OUTLIER
21	003	570000	2160	6/1/03	\$118,835	DORRatio
21	003	570000	1190	8/28/03	\$387,001	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	003	570000	0410	8/14/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	003	570000	2015	9/10/03	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;EXEMPT FROM E TAX
21	003	570000	2235	8/22/02	\$406,000	ESTATE ADMIN, GUARDIAN,EXECUTOR;RELATED PARTY,FRIEND,OR NGBR
21	003	570000	1215	3/10/03	\$132,841	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	003	570000	1125	8/5/02	\$36,899	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	003	570000	1495	2/8/02	\$475,000	RELOCATION - SALE BY SERVICE
21	003	570000	1495	2/2/02	\$475,000	RELOCATION - SALE TO SERVICE
21	003	570000	1505	7/15/03	\$589,500	RELOCATION - SALE TO SERVICE
21	003	672570	0020	2/25/03	\$192,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
21	003	795030	2210	9/9/03	\$237,000	ROLL IMP VALUE REFLECTS TWO IMPS NOT ONE

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	003	795030	0390	2/25/03	\$435,000	DIAGNOSTIC OUTLIER
21	003	795030	2345	10/22/03	\$265,000	%Compl ActivePermitBeforeSale>25K
21	003	795030	2255	11/18/02	\$30,000	DORRatio ActivePermitBeforeSale>25K
21	003	795030	2475	5/9/03	\$263,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	003	795030	0577	4/29/02	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE %Compl
21	003	795030	2345	5/28/03	\$260,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
21	003	795030	2010	9/9/02	\$51,000	QCD; ASSUMPTION OF MTG W/NO ADDL CONSIDERATION PD
21	003	812110	0225	4/9/02	\$72,702	PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	003	812110	0225	4/22/02	\$72,702	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
21	003	812110	1396	10/2/03	\$95,602	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);& OTHER WARNINGS
21	003	983420	0507	11/5/03	\$355,000	EST PROP ASSESSED IS DIFF THAN PROPERTY SOLD
21	003	983420	0320	8/14/03	\$322,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
21	003	983420	0507	8/26/02	\$231,000	REMOD PERMIT AFTER SALE- EST PROP ASSESSED DIFF THAN PROPSOLD
21	003	983420	1790	5/30/03	\$150,000	DIAGNOSTIC OUTLIER
21	003	983420	1790	2/18/02	\$152,750	EXEMPT FROM EXCISE TAX
21	003	983420	0895	10/25/03	\$56,349	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);& OTHER WARNINGS
21	003	983420	1155	7/1/02	\$149,764	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21	003	983420	1155	4/20/03	\$149,008	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21	003	983420	1005	11/4/02	\$79,300	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21	003	983420	0190	1/25/03	\$108,666	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	004	118300	0005	6/25/03	\$235,000	1031 TRADE
21	004	160460	1190	1/8/02	\$170,000	SEG AFTER SALE - PROP ASSESSED DIFFERENT THAN PROPERTY SOLD
21	004	160460	0015	7/16/02	\$120,000	DIAGNOSTIC OUTLIER
21	004	160460	0660	6/12/02	\$181,500	DIAGNOSTIC OUTLIER
21	004	160460	1190	1/18/02	\$75,000	DORRatio
21	004	160460	0325	5/28/02	\$299,000	UnFinArea
21	004	160460	2150	3/22/02	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	004	160460	0845	4/9/03	\$61,696	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
21	004	160460	0610	12/18/02	\$77,399	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	004	160460	0495	3/21/02	\$106,703	STATEMENT TO DOR DORRatio
21	004	160460	0605	12/30/02	\$70,112	STATEMENT TO DOR DORRatio
21	004	160710	0180	6/12/03	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	004	160710	0102	10/8/03	\$51,928	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);& OTHER WARNINGS
21	004	162404	9123	1/30/02	\$135,000	DORRatio
21	004	162404	9210	4/15/03	\$92,250	DORRatio
21	004	162404	9069	4/3/03	\$1,812	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX DORRatio
21	004	162404	9067	8/19/03	\$117,500	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
21	004	162404	9067	8/19/03	\$117,500	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
21	004	162404	9043	9/22/03	\$11,000	QUIT CLAIM DEED DORRatio
21	004	170340	0905	1/14/02	\$280,000	DIAGNOSTIC OUTLIER
21	004	170340	0726	1/24/02	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	004	170340	0850	10/24/02	\$45,090	RELATED PARTY, FRIEND, NGHBR; STMNT TO DOR
21	004	170990	0135	11/26/02	\$145,000	IMP CHARACTERISTICS CHANGED SINCE SALE
21	004	170990	0135	3/27/03	\$242,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
21	004	170990	0200	7/19/02	\$119,000	QCD; ASSUMPTION OF MTG W/NO ADDL CONSIDERATION PD
21	004	170990	0125	1/12/02	\$33,152	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	004	266050	0388	1/10/03	\$121,568	DORRatio
21	004	266050	0155	6/12/02	\$2,180	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	004	266050	0250	4/12/02	\$120,000	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	004	266050	0353	9/3/02	\$40,000	RELATED PARTY, FRIEND, NGHBR; STMNT TO DOR
21	004	560900	0310	10/7/02	\$38,152	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	004	564960	0440	3/25/02	\$120,000	NON-REPRESENTATIVE SALE
21	004	564960	0400	10/18/02	\$75,000	DORRatio
21	004	564960	0290	11/26/02	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	004	688890	0160	12/18/03	\$120,000	DIAGNOSTIC OUTLIER
21	004	688890	0045	12/22/03	\$101,030	DORRatio
21	004	688890	0085	7/11/02	\$60,697	PrevImp<=10K/Cond=1
21	004	688890	0120	12/9/02	\$137,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	004	688890	0185	9/24/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
21	005	100500	0150	5/6/02	\$95,000	NON-REPRESENTATIVE SALE
21	005	110500	0175	8/12/03	\$92,000	DIAGNOSTIC OUTLIER
21	005	110500	0490	1/29/03	\$143,000	DIAGNOSTIC OUTLIER
21	005	110500	0447	8/26/03	\$30,912	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	005	110800	0605	10/20/03	\$161,000	DIAGNOSTIC OUTLIER
21	005	110800	0255	12/6/02	\$132,000	DIAGNOSTIC OUTLIER
21	005	110800	0545	2/14/02	\$223,000	ImpCount
21	005	110800	0045	9/27/02	\$225,000	1031 TRADE
21	005	110800	0245	10/4/02	\$109,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
21	005	110800	0170	7/1/02	\$60,487	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
21	005	110800	0011	5/15/03	\$180,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);& OTHER WARNINGS
21	005	110800	0050	7/7/03	\$100,000	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	005	234130	0475	9/26/02	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	005	234130	0475	5/2/02	\$226,517	EXEMPT FROM EXCISE TAX
21	005	234130	0540	6/2/03	\$61,374	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);& OTHER WARNINGS
21	005	234180	0005	12/13/02	\$58,072	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21	005	272404	9149	10/7/02	\$130,000	DIAGNOSTIC OUTLIER
21	005	272404	9185	1/20/03	\$79,828	RELATED PARTY, FRIEND, NGHBR; STMNT TO DOR
21	005	333050	1111	6/18/02	\$125,000	IMP CHARACTERISTICS CHANGED SINCE SALE
21	005	333050	1111	12/11/02	\$268,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
21	005	333050	0595	9/29/03	\$25,291	DORRatio
21	005	333050	1905	9/18/03	\$56,000	DORRatio
21	005	333050	0510	3/27/03	\$70,000	BUILDER OR DEVELOPER SALES
21	005	333050	0510	2/24/03	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BLDR/DEVELOPER SALES
21	005	333100	0150	3/6/02	\$95,000	%Compl DORRatio

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	005	333100	0150	9/5/03	\$315,000	%Compl
21	005	333100	1445	11/24/03	\$61,676	DORRatio
21	005	333100	0620	4/25/02	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	005	333100	1405	10/29/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	005	333100	0050	10/3/03	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	005	333100	1325	7/26/02	\$213,000	ESTATE ADMIN, GUARDIAN, EXECUTOR; RELATED PARTY, FRIEND, OR NGBR
21	005	333100	0835	8/7/03	\$129,797	EXEMPT FROM EXCISE TAX
21	005	333100	1865	1/21/03	\$212,731	EXEMPT FROM EXCISE TAX
21	005	333100	1425	8/15/02	\$109,500	PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	005	333100	1865	3/11/03	\$195,000	QUESTIONABLE PER SALES IDENTIFICATION
21	005	333100	0275	3/18/02	\$54,895	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	005	333100	1640	9/9/03	\$2,760	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); & OTHER WARNINGS
21	005	333100	2305	9/20/02	\$2,200	QCD; RELATED PARTY, FRIEND, NGBR; & OTHER WARNINGS DORRatio
21	005	333100	1820	5/22/02	\$93,226	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21	005	333100	0170	1/10/02	\$55,355	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	005	333250	0410	9/30/02	\$85,000	DORRatio
21	005	333250	0930	11/22/02	\$75,000	UnFinArea DORRatio
21	005	333250	1025	7/29/03	\$262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	005	333250	0201	5/2/03	\$26,250	QUIT CLAIM DEED DORRatio
21	005	333250	0685	7/10/03	\$89,123	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	005	333250	0260	9/3/03	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	005	333250	0400	2/19/02	\$42,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	005	333250	0400	2/21/02	\$12,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	005	333300	0820	8/20/02	\$170,000	DIAGNOSTIC OUTLIER
21	005	333300	0615	8/7/03	\$60,000	DORRatio
21	005	333300	2672	2/7/03	\$195,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	005	333300	1590	3/27/03	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	005	333300	1335	10/14/02	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	005	333300	0815	11/27/02	\$40,000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	005	381240	0246	2/26/02	\$190,000	DIAGNOSTIC OUTLIER
21	005	381240	0568	10/29/03	\$131,374	DIAGNOSTIC OUTLIER
21	005	381240	0427	2/4/02	\$1,150	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGBR
21	005	381240	0548	6/24/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
21	005	573350	0040	4/29/02	\$48,124	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO DOR DORRatio
21	005	660700	0080	5/15/03	\$93,000	PER E-SLIP, VACANT PARCEL - NO SEG PAPERWORK YET
21	005	660700	0015	5/24/02	\$27,999	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGBR
21	005	660700	0065	6/3/02	\$64,090	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	005	786800	0035	4/2/02	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	005	811310	0080	12/8/03	\$89,000	DORRatio
21	007	040200	0115	11/8/02	\$1,840	PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	007	040200	0115	10/4/02	\$1,840	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGBR
21	007	040200	0270	12/17/02	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
21	007	100500	0031	1/17/02	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	007	144350	0400	2/28/03	\$130,000	QUIT CLAIM DEED; PARTIAL INTEREST
21	007	144350	0085	6/27/02	\$134,000	DIAGNOSTIC OUTLIER
21	007	144350	0205	1/27/03	\$130,000	DIAGNOSTIC OUTLIER
21	007	144350	0275	10/21/03	\$148,900	BANKRUPTCY - RECEIVER OR TRUSTEE
21	007	144350	0721	5/6/02	\$169,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	144350	0305	9/9/02	\$71,037	PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	007	144350	0870	4/21/03	\$61,436	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
21	007	160160	0170	12/13/02	\$234,800	RELATED PARTY, FRIEND, OR NEIGHBOR
21	007	212370	0080	4/10/03	\$140,000	DIAGNOSTIC OUTLIER
21	007	212370	0040	3/25/02	\$175,000	QUESTIONABLE PER SALES IDENTIFICATION
21	007	258930	0093	11/12/03	\$235,000	%Compl ActivePermitBeforeSale>25K
21	007	258930	0040	6/4/02	\$4,000	DORRatio
21	007	258930	0252	1/16/03	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	258930	0225	3/7/03	\$89,920	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	007	262404	9060	8/14/02	\$123,050	DIAGNOSTIC OUTLIER
21	007	262404	9060	11/5/03	\$130,000	DIAGNOSTIC OUTLIER
21	007	262404	9085	5/22/02	\$200,200	BANKRUPTCY - RECEIVER OR TRUSTEE
21	007	265800	0345	6/26/02	\$1,000	\$1,000 SALE OR LESS DORRatio
21	007	333600	1300	8/29/02	\$180,000	NO MARKET EXPOSURE
21	007	333600	0860	3/10/03	\$139,000	DIAGNOSTIC OUTLIER
21	007	333600	1020	9/11/03	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	333600	0526	6/23/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	333600	1185	9/9/02	\$292,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
21	007	333600	0860	10/29/03	\$245,000	QUESTIONABLE PER SALES IDENTIFICATION
21	007	333600	0170	5/6/02	\$115,000	QUIT CLAIM DEED
21	007	333600	0170	12/6/02	\$1,584	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
21	007	333600	1480	6/13/02	\$22,073	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	007	341960	0155	7/20/02	\$112,000	NON-REPRESENTATIVE SALE
21	007	341960	0080	6/6/02	\$109,000	DIAGNOSTIC OUTLIER
21	007	341960	0155	5/5/03	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	007	342404	9102	10/1/03	\$88,299	DORRatio
21	007	342404	9057	12/13/02	\$122,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	007	342404	9032	1/22/03	\$109,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	007	342404	9069	7/2/02	\$133,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	342404	9032	5/24/02	\$123,250	EXEMPT FROM EXCISE TAX
21	007	342404	9098	4/18/03	\$13,502	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21	007	352404	9079	5/30/02	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	390410	0023	11/5/02	\$110,000	DORRatio
21	007	390410	0099	6/11/03	\$45,726	DORRatio
21	007	390410	0030	6/10/02	\$231,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	390410	0147	1/4/02	\$40,317	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	007	400600	0121	5/29/03	\$120,000	CORPORATE AFFILIATES:RELATED PARTIES, FRIEND OR NEIGHBOR
21	007	400600	0082	9/2/03	\$145,000	DIAGNOSTIC OUTLIER
21	007	400600	0084	12/24/03	\$75,000	%Compl ActivePermitBeforeSale>25K
21	007	400600	0095	4/2/02	\$32,826	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR DORRatio

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	007	400600	0094	2/6/03	\$69,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);& OTHER WARNINGS
21	007	400600	0111	12/13/02	\$43,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	007	562110	0165	6/3/02	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	756210	0075	10/31/03	\$110,000	NON-REPRESENTATIVE SALE
21	007	770140	0006	1/4/02	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	007	941240	0086	11/20/03	\$31,757	DORRatio
21	007	941240	0090	1/4/02	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	082900	0030	1/8/03	\$144,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	105900	0005	8/13/02	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	105900	0065	12/24/02	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79	004	105900	0015	8/31/02	\$135,000	QUIT CLAIM DEED
79	004	171190	0210	5/16/02	\$259,950	ImpCount
79	004	171190	0298	9/10/02	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	171190	0005	6/3/02	\$182,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	175670	0010	3/31/03	\$133,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79	004	206960	0070	3/8/02	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	212404	9191	11/10/03	\$170,000	DIAGNOSTIC OUTLIER
79	004	212404	9092	8/29/02	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	212404	9258	10/9/02	\$46,070	RELATED PARTY, FRIEND, NGHBR; STMT TO DOR
79	004	212404	9077	3/6/03	\$27,333	STATEMENT TO DOR UnFinArea DORRatio
79	004	222404	9012	1/4/02	\$30,000	%Compl DORRatio
79	004	233630	0030	11/4/03	\$135,000	DIAGNOSTIC OUTLIER
79	004	233630	0110	6/11/03	\$230,000	ESTATE ADMIN, GUARDIAN, EXECUTOR;RELATED PARTY, FRIEND, NBGR
79	004	234130	0016	4/21/03	\$400,000	MULTI-PARCEL SALE
79	004	262165	0070	11/18/03	\$353,000	%Compl ActivePermitBeforeSale>25K
79	004	268560	0140	8/28/02	\$110,000	DIAGNOSTIC OUTLIER
79	004	268560	0045	11/17/03	\$130,000	RELATED PARTY, FRIEND, NGHBR; STMT TO DOR
79	004	274210	0260	1/8/02	\$130,400	DIAGNOSTIC OUTLIER
79	004	274210	0044	3/26/03	\$46,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
79	004	274210	0139	5/13/03	\$69,918	RELATED PARTY, FRIEND, NGHBR; STMT TO DOR
79	004	329570	0015	1/28/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	333300	1800	6/23/03	\$285,000	DIAGNOSTIC OUTLIER
79	004	333300	1912	12/22/03	\$142,549	DIAGNOSTIC OUTLIER
79	004	333300	2580	9/30/03	\$305,000	%Compl ActivePermitBeforeSale>25K
79	004	333300	2305	10/1/03	\$340,000	%Compl ActivePermitBeforeSale>25K
79	004	333300	2420	12/24/03	\$82,800	DORRatio
79	004	333300	2030	4/25/03	\$240,000	1031 TRADE; RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	333300	2190	11/20/02	\$76,000	CONTRACT OR CASH SALE DORRatio
79	004	333300	2379	1/2/02	\$25,869	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	333300	2029	11/22/02	\$2,000	PARTIAL INTEREST (103, 102, Etc.); EXEMPT FROM EXCISE TAX DORRatio
79	004	333300	1974	2/3/03	\$105,842	QUIT CLAIM DEED DORRatio
79	004	333300	2562	9/26/02	\$162,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	333300	2379	1/2/02	\$25,869	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
79	004	333300	2151	2/22/03	\$320,000	RELATED PARTY, FRIEND, NGHBR; STMT TO DOR

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
79	004	367740	0335	5/29/02	\$177,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	417460	0281	6/20/02	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	417460	0380	4/24/02	\$380,000	NO MARKET EXPOSURE
79	004	417460	0315	3/20/03	\$8,232	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);& OTHER WARNINGS
79	004	417460	0226	4/28/03	\$283,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	439520	0040	11/27/02	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	441060	0185	4/17/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	529520	0165	12/23/02	\$161,638	QUIT CLAIM DEED
79	004	541410	0220	4/25/03	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79	004	541410	0390	7/15/02	\$50,666	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	004	541410	0240	2/13/03	\$62,518	STATEMENT TO DOR DORRatio
79	004	663440	0100	5/6/02	\$250,000	DIAGNOSTIC OUTLIER
79	004	739440	0095	11/14/03	\$229,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
79	004	739440	0060	8/6/02	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	004	752950	0100	2/5/02	\$35,000	DORRatio
79	004	752950	0085	1/4/02	\$35,000	EXEMPT FROM EXCISE TAX DORRatio
79	004	752950	0090	1/18/02	\$35,000	QUIT CLAIM DEED DORRatio
79	004	785700	2005	5/14/03	\$388,500	DIAGNOSTIC OUTLIER
79	004	785700	4155	12/15/03	\$80,000	ESTATE SETTLEMENT; RELATED PARTIES,NEIGHBORS,ETC.
79	004	785700	1911	12/22/03	\$200,000	DIAGNOSTIC OUTLIER
79	004	785700	0812	10/3/02	\$85,000	DORRatio
79	004	785700	3500	11/7/02	\$52,871	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	004	785700	0614	9/30/02	\$270,500	QUESTIONABLE PER SALES IDENTIFICATION
79	004	785700	3380	9/10/03	\$46,807	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	004	785700	3309	9/26/03	\$11,378	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	004	785700	0331	11/7/02	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	785700	3880	1/17/02	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	785700	3835	3/15/02	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	785700	0737	2/22/02	\$80,647	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
79	004	785700	0732	1/21/03	\$45,245	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
79	004	786650	0035	3/28/03	\$165,000	EXEMPT FROM EXCISE TAX
79	004	786650	0141	1/31/03	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	004	789060	0165	7/14/03	\$84,685	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	004	789060	0130	7/17/03	\$120,000	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	004	933180	0190	1/14/02	\$16,000	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO DOR DORRatio
79	004	933180	0295	4/22/03	\$47,967	RELATED PARTY, FRIEND, NGHBR; STMTNT TO DOR
79	004	941840	0325	10/10/03	\$111,000	POOR CONDITION
79	004	941840	0215	10/25/02	\$113,000	POOR CONDITION
79	004	941840	0120	3/20/03	\$2,540	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	006	060300	1510	1/14/03	\$79,264	DIAGNOSTIC OUTLIER
79	006	060300	0010	3/28/02	\$125,000	IMP CHARACTERISTICS CHANGED SINCE SALE
79	006	060300	0010	7/10/02	\$180,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
79	006	060300	2025	4/23/03	\$215,000	SEG AFTER SALE - SALE INCLUDED LOT 34-35

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
79	006	060300	2025	9/12/03	\$179,000	SEG BEFORE SALE - SEG NOT WORKED YET
79	006	060300	1165	4/25/03	\$235,400	DIAGNOSTIC OUTLIER
79	006	060300	0105	5/31/02	\$153,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	006	212370	0305	9/25/03	\$213,000	ImpCount
79	006	272404	9131	6/23/03	\$425,000	SEG AFTER SALE - PURCHASE PRICE INCLUDED ADD'L LOT(S)
79	006	272404	9040	6/6/02	\$62,598	DORRatio
79	006	272404	9178	10/20/03	\$166,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79	006	285380	0040	6/10/03	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	006	303120	0101	5/21/02	\$154,000	RELATED PARTY, FRIEND, NGHBR; STMTN TO DOR
79	006	342404	9103	4/12/02	\$25,000	QUIT CLAIM DEED DORRatio
79	006	400600	0252	2/11/03	\$108,320	DIAGNOSTIC OUTLIER
79	006	400600	0274	3/21/02	\$130,000	DIAGNOSTIC OUTLIER
79	006	400600	0388	12/1/03	\$367,000	%Compl ActivePermitBeforeSale>25K
79	006	400600	0240	5/30/03	\$37,413	DORRatio
79	006	400600	0232	9/30/02	\$42,787	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
79	006	400600	0255	6/4/03	\$7,380	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX UnFinArea DORRatio
79	006	400600	0395	6/25/03	\$95,540	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	006	400600	0618	11/12/02	\$177,000	QUESTIONABLE PER SALES IDENTIFICATION
79	006	400600	0616	3/20/03	\$330,000	QUESTIONABLE PER SALES ID; %Compl ActivePermitBeforeSale>25K
79	006	400600	0465	1/16/03	\$177,500	QUIT CLAIM DEED
79	006	400600	0240	5/30/03	\$37,413	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	006	512900	0012	2/14/02	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	006	713980	0110	4/11/03	\$51,744	DORRatio
79	006	733840	1306	2/1/02	\$155,500	RELATED PARTY, FRIEND, OR NEIGHBOR
79	006	785700	3140	9/15/03	\$211,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	006	789630	0240	3/25/03	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	006	804860	0075	7/16/02	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	006	810190	0310	7/7/03	\$156,300	DIAGNOSTIC OUTLIER
79	006	810190	0285	2/18/03	\$79,685	DORRatio
79	006	810190	0510	12/2/03	\$37,665	DORRatio
79	006	810190	0335	7/10/02	\$40,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
79	006	810190	0360	1/28/02	\$176,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	006	868550	0265	10/22/02	\$155,000	BARGAIN & SALE DEED - BANK OWNED HOME
79	006	868550	0265	2/25/03	\$256,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
79	007	000520	0062	2/5/02	\$32,870	PARTIAL INT;ASSUMPTION OF MORTGAGE W/NO ADD CONSIDERATION PD
79	007	000520	0086	12/18/02	\$74,901	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	007	000740	0149	7/1/02	\$263,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	060000	0295	12/23/03	\$272,500	DIAGNOSTIC OUTLIER
79	007	060000	0555	12/5/03	\$118,000	DIAGNOSTIC OUTLIER
79	007	061340	0160	4/9/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	061340	0080	10/21/03	\$104,150	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	088600	0025	6/5/02	\$57,910	DORRatio
79	007	088600	0075	9/29/03	\$62,607	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
79	007	170840	0130	8/1/02	\$165,000	BANKRUPTCY -RECEIVER OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE
79	007	170840	0475	2/13/03	\$120,000	RELATED PARTIES, FRIENDS OR NEIGHBORS
79	007	170840	0355	10/15/02	\$50,000	DORRatio
79	007	170840	0505	6/27/02	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	170840	0130	3/27/02	\$135,000	EXEMPT FROM EXCISE TAX
79	007	170840	0795	4/22/02	\$81,670	PARTIAL INTEREST (103, 102, Etc.) DORRatio
79	007	170840	0920	7/3/03	\$42,224	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	170840	0630	8/7/03	\$44,791	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	170840	0030	4/24/03	\$31,000	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	170840	0735	5/6/02	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	170840	0470	4/10/02	\$62,483	RELATED PARTY, FRIEND, NGHBR; STMT TO DOR
79	007	175370	0490	8/29/02	\$183,000	UnFinArea
79	007	212404	9209	7/1/03	\$72,500	DIAGNOSTIC OUTLIER
79	007	212404	9158	5/20/02	\$125,000	DIAGNOSTIC OUTLIER
79	007	212404	9103	12/9/02	\$2,000	PARTIAL INTEREST (103, 102, Etc.); EXEMPT FROM EXCISE TAX DORRatio
79	007	212404	9248	5/21/02	\$86,168	QUIT CLAIM DEED DORRatio
79	007	212404	9114	11/5/03	\$83,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX DORRatio
79	007	212404	9103	12/11/02	\$2,000	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	212404	9046	12/11/02	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	213420	0005	8/13/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	282210	0235	6/9/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	305860	0005	2/25/03	\$142,000	NO MARKET EXPOSURE
79	007	305860	0005	12/29/03	\$199,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
79	007	367790	0065	3/4/02	\$73,358	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	007	373280	0196	4/17/03	\$159,683	NON-REPRESENTATIVE SALE
79	007	373280	0501	7/11/02	\$280,000	SALE TO SERVICE
79	007	373280	0380	7/10/03	\$285,000	DIAGNOSTIC OUTLIER
79	007	373280	0285	3/24/03	\$347,000	ImpCountESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	373280	0218	1/17/02	\$85,500	DORRatio
79	007	373280	0500	1/11/03	\$129,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	373280	0350	12/16/02	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	373280	0400	5/23/03	\$43,747	RELATED PARTY, FRIEND, NGHBR; STMT TO DOR
79	007	524880	0770	3/11/02	\$190,000	QUESTIONABLE PER SALES IDENTIFICATION
79	007	524880	0275	2/20/02	\$35,938	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	524880	0190	4/23/02	\$56,187	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	524880	0415	8/25/03	\$116,617	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
79	007	524880	0700	5/22/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	733840	2460	6/27/03	\$300,000	%Compl ActivePermitBeforeSale>25K
79	007	733840	2200	5/24/02	\$55,000	DORRatio
79	007	733840	1075	8/29/02	\$91,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR DORRatio
79	007	733840	1220	6/25/03	\$227,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79	007	733840	1220	2/24/03	\$216,341	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79	007	733840	0765	4/1/03	\$106,770	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	007	733840	2360	12/20/02	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Areas 21 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
79	007	754980	0140	6/30/03	\$191,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
79	007	754980	1440	4/10/02	\$136,000	DORRatio
79	007	754980	2360	1/24/02	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	754980	1510	10/8/02	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	754980	1660	3/11/02	\$20,908	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NGHBR
79	007	754980	1430	6/10/03	\$155,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	754980	2456	2/21/03	\$45,101	RELATED PARTY, FRIEND, NGHBR; STMNT TO DOR
79	007	754980	1150	10/10/03	\$15,481	STATEMENT TO DOR DORRatio
79	007	785700	3251	9/12/03	\$351,000	%Compl ActivePermitBeforeSale>25K
79	007	785700	3270	5/15/03	\$52,647	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	785700	3272	8/25/03	\$182,500	QUESTIONABLE PER SALES IDENTIFICATION
79	007	785700	3722	7/10/03	\$49,642	QCD; RELATED PARTY, FRIEND,NGBR; & OTHER WARNINGS DORRatio
79	007	785700	4068	1/29/02	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	789630	0025	11/7/03	\$143,893	DIAGNOSTIC OUTLIER
79	007	789630	0020	9/15/03	\$247,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79	007	810090	0095	7/18/02	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79	007	869280	0086	4/22/02	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79	007	932035	0150	1/10/03	\$410,000	DIAGNOSTIC OUTLIER
79	007	932035	0200	8/22/02	\$382,000	RELOCATION - SALE BY SERVICE
79	007	932035	0200	8/22/02	\$382,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 21 & 79**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
021	1	539360	1655	37327	93000	6000	Y	N
021	1	690970	0345	37420	81100	3000	Y	N
021	3	983420	1845	37819	65000	4080	N	N
021	4	160460	2045	37725	40000	4140	N	N
021	4	253950	0050	37971	80000	11954	N	N
021	5	333100	0547	37440	52000	2575	N	N
021	5	333100	2170	37802	53500	3028	N	N
021	5	381240	0799	37924	75000	5497	N	N
021	7	400600	0040	37424	77000	10824	N	N
079	4	333300	1991	37688	58500	30199	N	N
079	4	333300	2010	37847	44000	20033	N	N
079	4	743900	0050	37470	70000	5406	Y	N
079	4	786650	0205	37799	99000	8981	N	N
079	6	060300	1010	37892	90000	4000	N	N
079	6	272404	9153	37795	100000	21800	N	N
079	6	303120	0200	37742	65000	5624	N	N
079	6	400600	0471	37539	40000	7000	N	N
079	6	789630	0241	37827	60000	7294	N	N
079	7	000740	0142	37369	42000	7499	N	N
079	7	060000	0298	37810	100000	8398	N	N
079	7	157770	0215	37613	85000	5160	N	N
079	7	175370	0574	37474	4000	408	N	N
079	7	733840	0590	37770	45000	2500	N	N
079	7	733840	0580	37825	42000	2500	N	N
079	7	896190	0100	37693	70000	4288	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 21 & 79**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
021	1	765910	0037	05/03	135000	SEG AFTER SALE
021	4	160460	2059	04/02	62000	ESTATE ADMIN,GUARDIAN,EXECTR;SEG AFTER SALE
079	4	333300	2010	03/03	27000	SP LOW - OUTLIER
079	4	333300	1991	11/03	127000	PER AGENT,2 LEGAL BLDG SITES- POSS COULD BE 3
079	6	400600	0389	06/02	30000	QUESTIONABLE SALE
079	6	400600	0406	07/02	259000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
079	6	789630	0241	04/03	31000	SP LOW - OUTLIER
079	6	884240	0055	11/02	40000	GOVERNMENT AGENCY;
079	7	000740	0042	04/03	253112	L-1 ZONING - LARGE LOT - OUTLIER
079	7	733840	2390	04/02	70000	SEG AFTER SALE
079	7	754980	0040	11/02	165000	QUESTIONABLE PER SALE ID,PER ESLIP SALE 5 LOTS



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2004 Revaluation for 2005 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr